



24 Duncloth Road, Hastings, TN34 2JA

A THREE BEDROOM, TWO RECEPTION ROOM DETACHED BOW FRONTED BUNGALOW, SITUATED IN THE FAVOURED ST HELENS AREA OF HASTINGS AND IDEALLY POSITIONED WITHIN IMMEDIATE WALKING DISTANCE OF ST HELENS WOODS. THE PROPERTY HAS A 45ft FRONTAGE WITH A DRIVEWAY & SINGLE GARAGE TO THE SIDE, ENCLOSED REAR GARDENS AND IS TO BE SOLD CHAIN FREE.

This attractive bungalow provides accommodation to include a 15'2 x 12'7 dual aspect living room with feature fireplace and there is a separate dining room which adjoins the 18'4 kitchen/breakfast room, both rooms being dual aspect and overlooking the rear gardens. There are two double bedrooms and a 9'11 x 7'11 third bedroom as well as a shower room with walk-in double shower enclosure and a separate w.c.

Outside, the 45ft driveway provides off road parking for up to three vehicles and leads to the single garage with personal door into the rear gardens, which are laid to lawn and timber fence enclosed. Further benefits include gas fired central heating and double glazing. Whilst the property does require some general modernisation & updating, it does provide versatility of accommodation and is situated in this favoured Hastings location. Immediate viewing is available through Charles & Co. and the property is available with vacant possession.

Price £425,000

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- Three Bedroom Detached Bungalow
- Dual Aspect Living Room
- 45ft Driveway & Garage
- To Be Sold CHAIN FREE
- Favoured St Helens Area
- 18'4 x 14'4 Kitchen/Diner
- Lawned Rear Gardens
- Close to St Helens Woods
- Shower Room & Separate W.C
- GCH & Double Glazed

Entrance Hall

Living Room

15'2 x 12'7 (4.62m x 3.84m)

Dining Room

18'4 x 9'0 max (5.59m x 2.74m max)

Kitchen

18'4 x 5'4 (5.59m x 1.63m)

Bedroom One

13'3 x 11'2 (4.04m x 3.40m)

Bedroom Two

12'2 x 9'2 (3.71m x 2.79m)

Bedroom Three

9'11 x 7'11 (3.02m x 2.41m)

Shower Room

8'3 x 4'7 (2.51m x 1.40m)

Separate W.C

Outside

Front Garden

45'0 (13.72m)

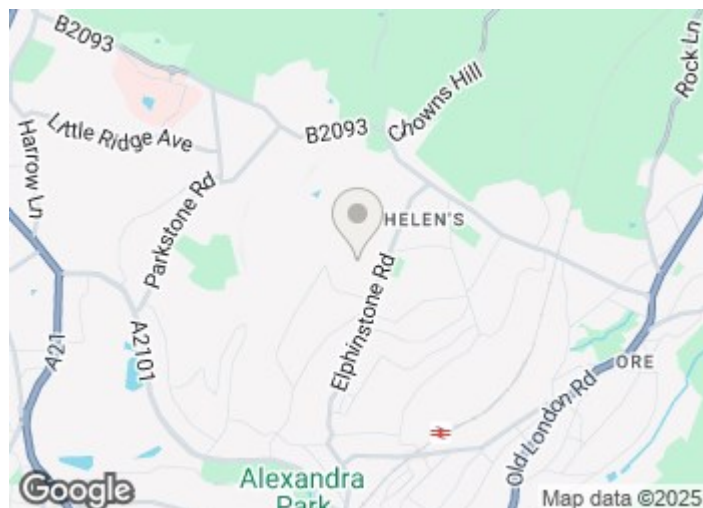
Driveway

45'0 (13.72m)

Single Garage

Rear Garden

25'0 x 24'0 (7.62m x 7.32m)





Floor Plan

GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		