



OXFORD FAMILY ESTATES  
Property Sales and Services



# Chapel Farm Drive, Chapel St Leonards

£200,000

3 1 2



Oxford Family Estates are pleased to bring to the market this good sized 3 bedroom Detached Bungalow in a nice and popular area of the village with NO ONWARD CHAIN. It will require some updating but has a great size Lounge Diner, Kitchen diner or possibly a larger kitchen, one and half bathrooms and 2 conservatories. It sits on a nice large corner plot with a garage, drive for parking, 2 sheds and very private garden areas. Viewing is essential to see what potential is on offer.

**Entrance Porch** 2.79m x 0.90m (9'1" x 2'11")

**Hallway with WC**

**WC** 0.80m x 1.88m (2'7" x 6'2")

**Lounge** 6.74m max 4.51m max (22'1"max x 14'9"max)

**Conservatory 1** 1.96m x 2.36m. (6'5" x 7'8")

**Kitchen diner** 5.03m x 2.41m max (16'6" x 7'10"max)

**Conservatory 2** 2.69 m max by 2.11m max. (8'9" x 6'11"max)

**Bedroom 1** 3.53m x 3.58m (11'6" x 11'8")

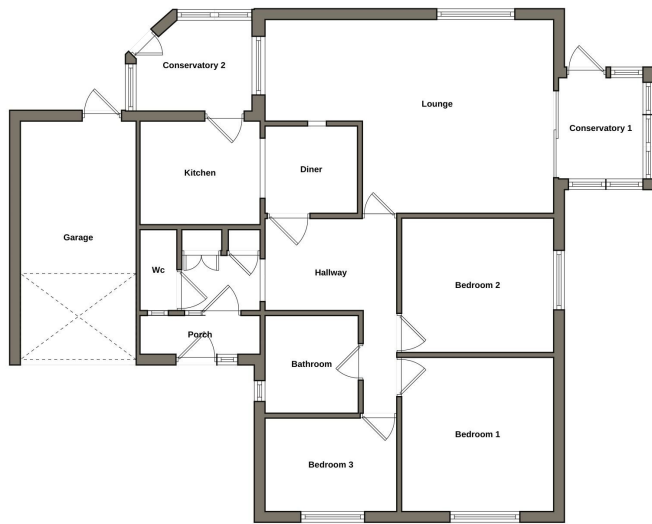
**Bedroom 2** 3.53m x 3.12m (8'3" x 10'2")

**Bedroom 3** 3.07m x 2.17m (10' x 7'1")

**Bathroom** 2.15m x 2.27m (7' x 7'5")

**Outside** The front of the property has a gated driveway providing off road parking leading to the garage with a front lawned area. Off the lounge conservatory there is a patio area and pathway around the bungalow. At the rear off the bungalow the kitchen conservatory leads out onto a patio area with a shed, a rear doorway into the garage and then opens up into a large lawned garden planted with various trees and shrubs.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- \*NO ONWARD CHAIN\*
- 3 bedroom
- Detached Bungalow - Freehold
- Drive and garage
- Quiet village location
- Conservatory
- separate WC
- Must view to appreciate size
- Work Required to unlock potential
- Tax Band C, EPC rating E.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 E	
21-38	F		
1-20	G		



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