



OXFORD FAMILY ESTATES  
Property Sales and Services



# Swallow Close, Chapel St Leonards

£249,000

3 1 2



Oxford Family Estates are excited to bring to market this spacious 3 bedroom detached bungalow in a quiet cul-de-sac in Chapel St Leonards, in walking distance to the beach. The property features a large drive, versatile car port style area, separate utility and storage area and lounge with log burner. With a modern kitchen and bathroom, an enclosed rear garden perfect for those with pets, this bungalow has a lot to offer and viewing is highly recommended to appreciate it's size.

**Carport Style Area** 2.43m x 5.66m (7'11" x 18'6")

**Kitchen** 2.99m x 6.01m (9'9" x 19'8")

**Lounge** 3.63m x 4.58m (11'10" x 15'0")

**Bedroom 1** 3.31m x 4.48m (10'10" x 14'8")

**Bedroom 2** 2.98m max x 4.22m max (9'9" x 13'10")

**Bedroom 3** 4.23m x 2.19m (13'10" x 7'2")

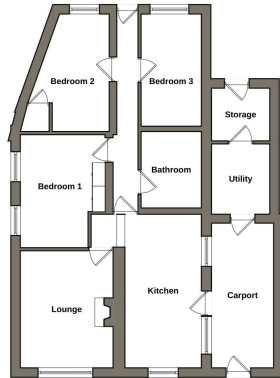
**Bathroom** 2.16m x 2.99m (7'1" x 9'9")

**Utility** 2.28m x 2.75m (7'5" x 9'0")

**Storage room** 2.29m x 2.06m (7'6" x 6'9")

**Outside** The property sits on the bend just inside a quiet cul-de-sac and the large frontage is set out by a low level painted brick wall. With a small lawn area and concrete drive up to the entrance. Gated side access to rear garden & courtyard on the side with storage space for bins. You can also access the rear garden through the utility and storage room onto a patio area stretching round the rear. The triangular rear garden is fully enclosed with another patio area and shed at the rear.





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

- 3 double bedroom
- Quiet cul-de-sac
- Large drive, parking for multiple vehicles
- Utility & storage room
- Walking distance to beach
- Detached Bungalow
- Log burner in lounge
- Large kitchen diner
- Enclosed rear garden
- Tax band B, EPC rating F



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 60 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 33 F    |           |
| 1-20  | G             |         |           |



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