



## 8 Chapel Close, PE24 5UU

**£310,000**

- Detached Bungalow
- 2 Lounges plus Dining Room
- Garage and Workshop
- Quiet Cul-de-Sac Location
- Phone Lines Open 8am to 8pm (7days a week)
- 3 Bedrooms
- 2 Bathrooms
- Oil Central Heating
- Minutes to the beach/village

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 3

**Property Type:** Detached Bungalow





**Council Tax Band: D Tenure: Freehold**

Oxford Family Estates are delighted to be able to offer the chance to acquire a large detached bungalow in a quiet cul-de-sac location only steps away from the sea front and observatory in Chapel st Leonards. It benefits from 3 bedrooms, 2 bathrooms, 2 lounges, a dining room and a store room. Offering so much potential for someone looking for more space or versatility in the perfect location. There is also a garage a workshop and 2 sheds. Viewing is highly recommended to fully appreciate it and it is chain free.

### **Entrance Hallway**

Enter into the property via an open porch way with a Upvc double glazed door into a nice large hallway. There is a built in storage cupboard and double doors leading into the lounge and doors off to other rooms.

### **Lounge** 5.43m x 4.24m (17'10" x 13'11")

Good size lounge with a large bow window to the front elevation a second window overlooking the side driveway. The room is centred around an open working fire with tiled sides and a wooden surround.

### **Kitchen** 3.30m x 2,81m (10'10" x 9'3")

Fitted with a range of wall and base units and pull out larder cupboard with wooden worktops and a ceramic Belfast sink set under a Upvc double glazed window to the side elevation. There is an integrated fridge and freezer, Beko electric oven and separate hob with extractor over. All complemented with tiled splash-backs. Door off into the integral garage which also serves as a utility area.

### **Sitting Room** 3.79m x 3.01m (12'5" x 9'11")

Currently used as a second sitting room but could have multiple uses leading with an archway into the dining room.

### **Dining Room** 4.19m x 3.57m (13'9" x 11'9")

Currently used as a dining room with French style Upvc double glazed doors leading out into the garden and a Upvc double glazed window also overlooking the garden. There are doors off to 2 of the bedrooms and the walk in store room and a sky light to add extra light.





## Walk in Store

A versatile room currently used for storage with a Upvc double glazed window to the rear elevation.

### Bedroom 1 4.35m x 4.06m (14'3" x 13'4")

Double bedroom with built in wardrobes with concealed drawers. Upvc double glazed window to rear garden and door to en-suite.

### En-Suite

Comprising off a vanity sink unit, low level w/c and walk in shower with a thermostatic mixer shower fitted. Tiled walls and floor. Obscure Upvc double glazed window to side elevation.

### Bedroom 2 3.97m x 3.34m (13' x 10'11")

Double bedroom with triple built in wardrobes, bedside cabinets and cupboards above the bed. Window into bedroom 3.

### Bedroom 3 4.31m x 2.45m (14'2" x 8'1")

Currently used as a home gym and a hobbies room.

### Bathroom 2.46m max x 2.34m max (8' x 7'8")

Comprising a vanity sink unit, bath and separate walk in shower with a thermostatic mixer shower fitted. Mermaid boarding all round and a tiled floor. Obscure Upvc double glazed window to the side elevation.

### Separate Toilet

A large range of vanity cupboards and drawers with inset basin and toilet. Mermaid boarding to all walls and tiled floor. Obscure Upvc double glazed window to side elevation.

### Garage 5.54m x 2.98m (21'9" x 9'9")

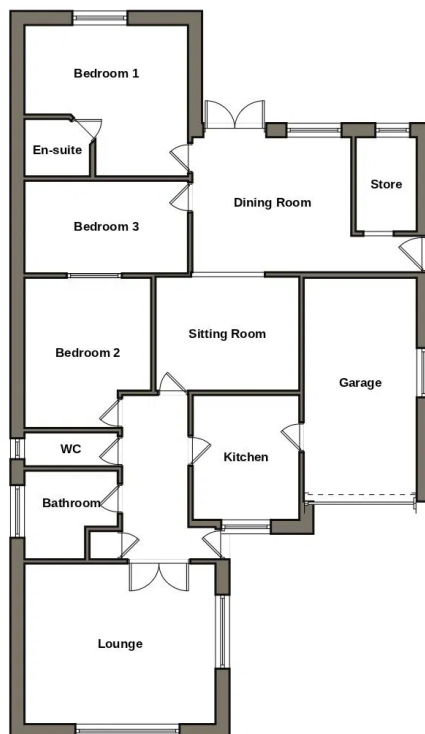
Electric roller shutter door and Obscure double glazed window to side elevation. Space and plumbing for a washing machine, tumble dryer and freezer. Work bench and storage cupboards. Worcester oil boiler for the heating and water.

## Outside

The front of the property has a large driveway leading up to the garage with ample parking for several vehicles and a lawn to one side. There is a boarded area concealing the oil tank. There is a gated walkway to both sides of the property.

The rear garden has a lovely wooden Pagoda as the main feature providing seating and dining area. There is a large workshop and a metal shed. Slate covered borders with various shrubs planted. There is a fenced off part of the garden which provides a further patio area and another metal shed and fruit trees. The garden is surrounded with 6' fencing and is secure and private.





Floorplan is for layout purposes only and should not be used for structural purposes

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 75        |
| (55-68) <b>D</b>                            | 63                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

01754 228 485

[sales@oxfordestates.co.uk](mailto:sales@oxfordestates.co.uk)

<https://oxfordestates.co.uk/>

