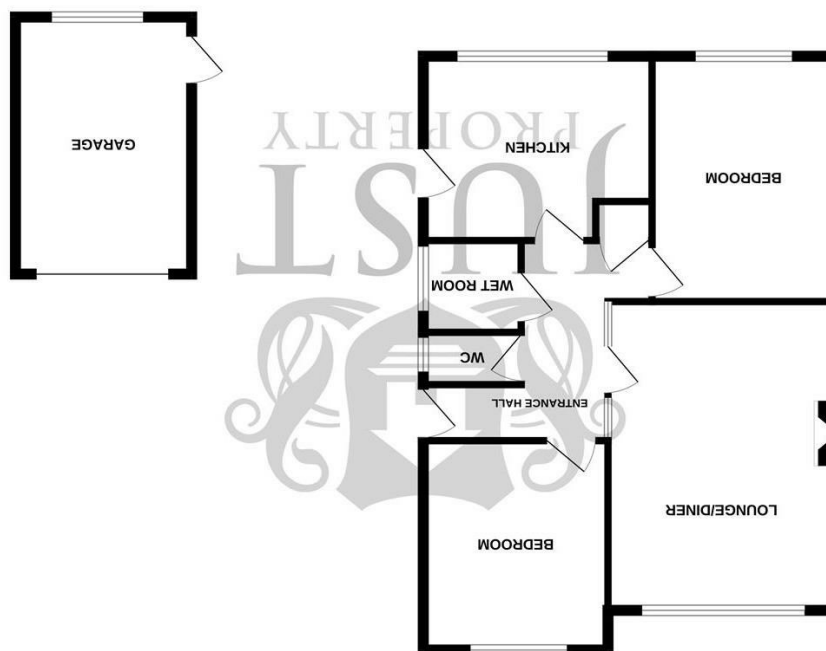


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	61
Potential	77



GROUND FLOOR

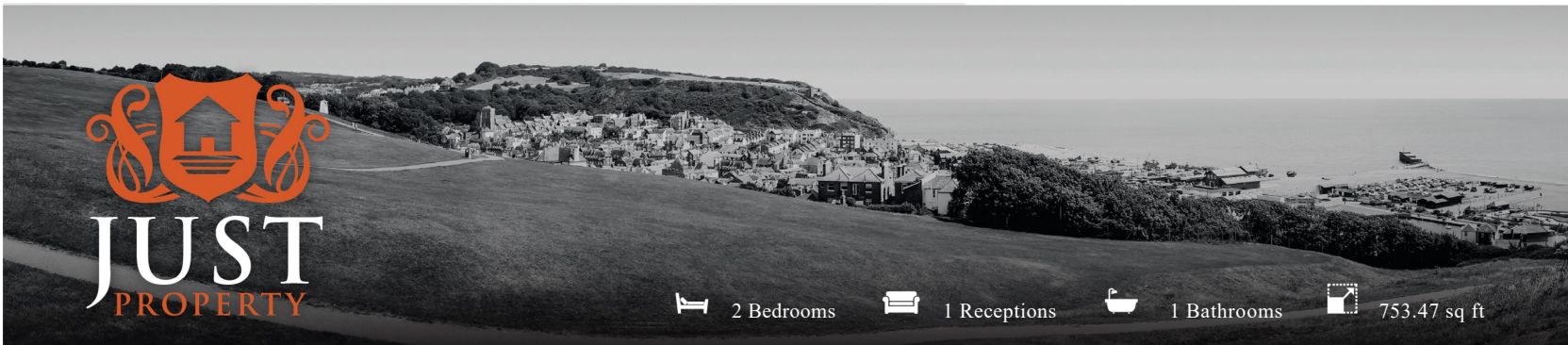
These plans are intended to provide a general guide only. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under section 199A of the Land Registration Act 2002. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under section 199A of the Land Registration Act 2002. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under section 199A of the Land Registration Act 2002.



# FLOORPLANS

30 Towerscroft Avenue, St. Leonards-On-Sea, TN37 7JB

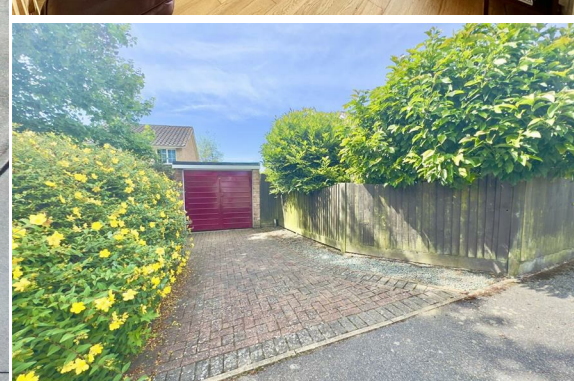
[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms | 1 Receptions | 1 Bathrooms | 753.47 sq ft

30 Towerscroft Avenue, St. Leonards-On-Sea, TN37 7JB

Freehold  
£349,950





Freehold

£349,950

2 Bedrooms 1 Receptions 1 Bathrooms 753.47 sq ft

## PROPERTY DETAILS

This charming two-bedroom detached bungalow, nestled in a highly sought-after location. This delightful home offers a blend of comfort, convenience, and modern living.

Upon entering, you are greeted by a spacious entrance hall from which all rooms are accessed. To the rear of the property, you will find the well-equipped kitchen, featuring an array of matching wall and base units. This kitchen is designed for both style and functionality, with integrated appliances including an oven with hob and extractor over, dishwasher and washing machine. There is also ample space for a freestanding Fridge-freezer. A door from the kitchen leads onto the sunny rear garden which is the perfect spot for relaxing, entertaining, or enjoying a morning coffee in the sunshine.

Towards the front of the bungalow is the inviting living/dining room. This bright and airy space is enhanced by double glazed windows that look onto the sunny front garden.

The property boasts two comfortable double bedrooms. The main bedroom is particularly spacious. The second bedroom is also a good-sized double, ideal for guests or as a versatile space for an office or hobby room.

The family bathroom is modern and well-appointed wet room, featuring shower, a wash hand basin, and a heated towel rail. The property also has a separate w/c with wash hand basin.

Additional benefits of this wonderful bungalow include off-road parking and a garage, providing ample space for vehicles and additional storage.

With its sought-after location, practical layout, and charming garden, this two-bedroom detached bungalow is a fantastic opportunity for those looking to enjoy single-level living in a desirable area.



## ROOM DIMENSIONS

Front Door

Entrance Hall

Bedroom  
11'3" x 9'11" (3.45m x 3.03m )

Living Room/Dining Room  
12'3"x 19'3" (3.74mx 5.87m )

Bedroom  
9'10" x 13'0" (3.02m x 3.98m)

Kitchen  
9'8" x 12'1" (2.96m x 3.70m )

W/C  
3'0" x 5'6" (0.92m x 1.68m )

Wet Room  
5'4" x 5'1" (1.63m x 1.55m )

Garden

Garage

## FEATURES

- Detached Bungalow
- Two Double Bedrooms
- Open Plan Living Room/Dining Room
- Wet Room
- Modern Kitchen
- CHAIN FREE
- Detached Garage
- Driveway
- Sought After Location
- Internal Viewing Highly Recommended

