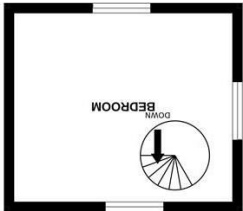
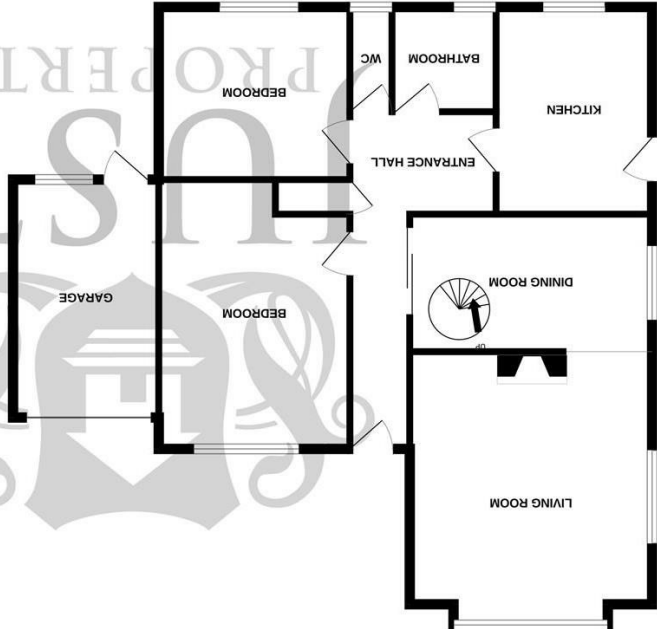




England & Wales		
EU Directive 2002/91/EC		
82	58	Not energy efficient - higher running costs
		G (1-20)
		F (21-38)
		E (39-54)
		D (55-68)
		C (69-80)
		B (81-91)
82	58	A (92 plus)
		Very energy efficient - lower running costs
Potential	Current	



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

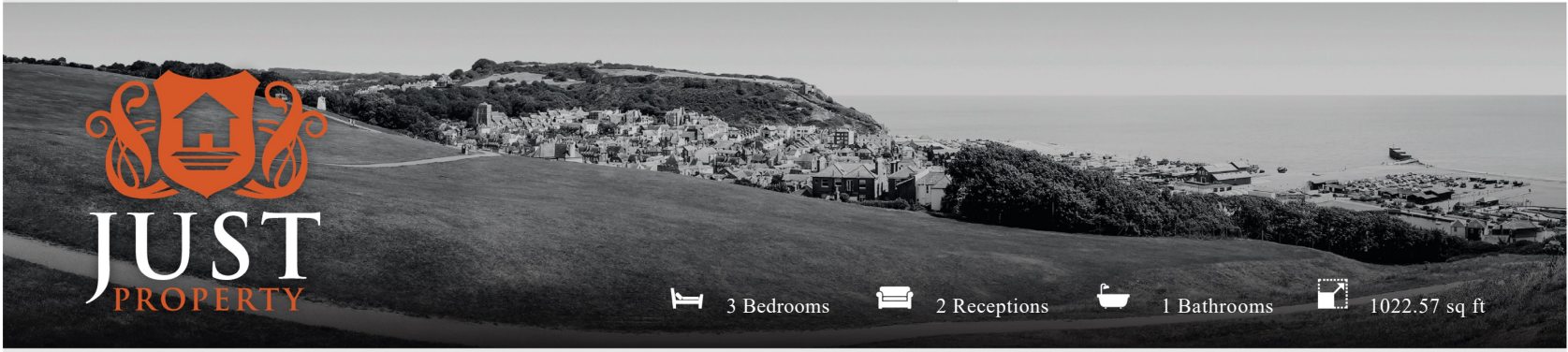
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87 Upper Glen Road, St. Leonards-On-Sea, TN37 7AY

## FLOORPLANS

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



3 Bedrooms 2 Receptions 1 Bathrooms 1022.57 sq ft

87 Upper Glen Road, St. Leonards-On-Sea, TN37 7AY

Freehold

£379,950







Freehold

£379,950



3 Bedrooms



2 Receptions



1 Bathrooms



1022.57 sq ft

## PROPERTY DETAILS

A spacious and CHAIN-FREE detached chalet bungalow located in the sought-after Upper Glen Road area of St. Leonards. This property enjoys a convenient setting within walking distance of local amenities such as doctors' surgeries, a church, supermarkets and convenience stores. It is also near St. Leonards town centre, which offers a mainline railway station, a fantastic seafront promenade, and easy access to the towns of Battle, Bexhill, Hastings, and Eastbourne.

The accommodation features a spacious entrance hallway with handy storage cupboards, two well-proportioned ground-floor double bedrooms, a separate WC, and a family bathroom. The fitted kitchen/breakfast room provides access to the rear garden and adjoins a dining area that flows into a generously sized family lounge. A spiral staircase leads to the first floor, which includes a loft room/bedroom with eaves storage.

Externally, the property boasts an attractive front garden, an integral garage, and off-road parking for several vehicles. The rear garden is particularly spacious, with a patio area, a lawn, and an additional section featuring a greenhouse, hardstanding for a shed, and raised planting beds.

Additional benefits of this charming bungalow include UPVC double glazing and a new gas-fired central heating system. The roof was also replaced recently too.

This is the first time this property has been offered to the market in many years, and viewing is highly recommended by the vendor's chosen sole agents, Just Property.



## ROOM DIMENSIONS

Front Door

Hallway

Bedroom  
14'0" x 10'11" (4.28m x 3.33m)

Bedroom  
10'10" x 9'11" (3.32m x 3.03m)

W.C.  
5'10" x 2'11" (1.78m x 0.89m)

Bathroom  
5'10" x 5'7" (1.79m x 1.71m)

Kitchen/Breakfast Room  
11'10" x 8'10" (3.63m x 2.71m)

Dining Area  
13'10" x 7'10" (4.24m x 2.40m)

Family Lounge  
14'11" x 13'10" (4.57m x 4.24m)

Stairs To Loft Room

16'1" x 10'11" (4.91m x 3.35m)

Front Garden

Off-Road Parking

Integral Garage

Rear Garden

## FEATURES

- Detached Chalet Bungalow
- Garage and Off Road Parking
- Open Plan Dining and Family Lounge
- Two Ground Floor Bedrooms and First Floor Bedroom / Loft Room
- UPVC Windows and Gas Central Heating
- Kitchen / Breakfast Room
- Close To Shops, Doctors and Transport Links
- Large Rear Gardens
- CHAIN FREE
- Recently Replaced Roof

