

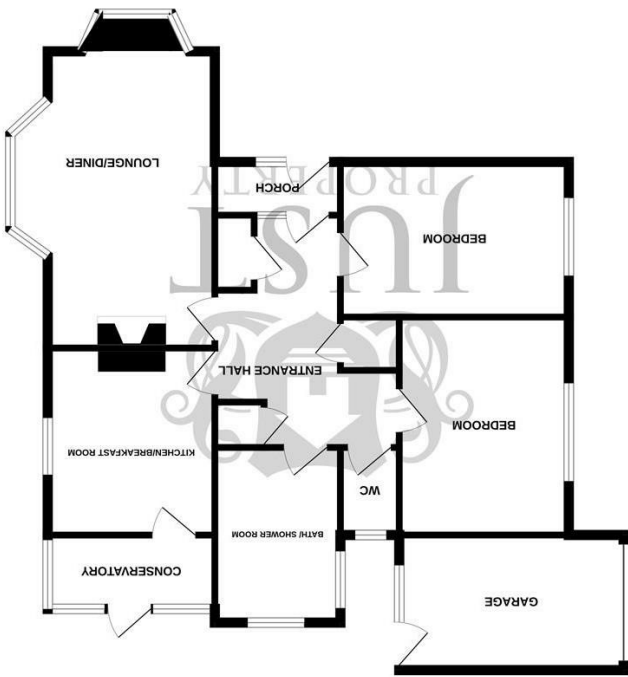




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
 84	 66	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
		Potential
		Current



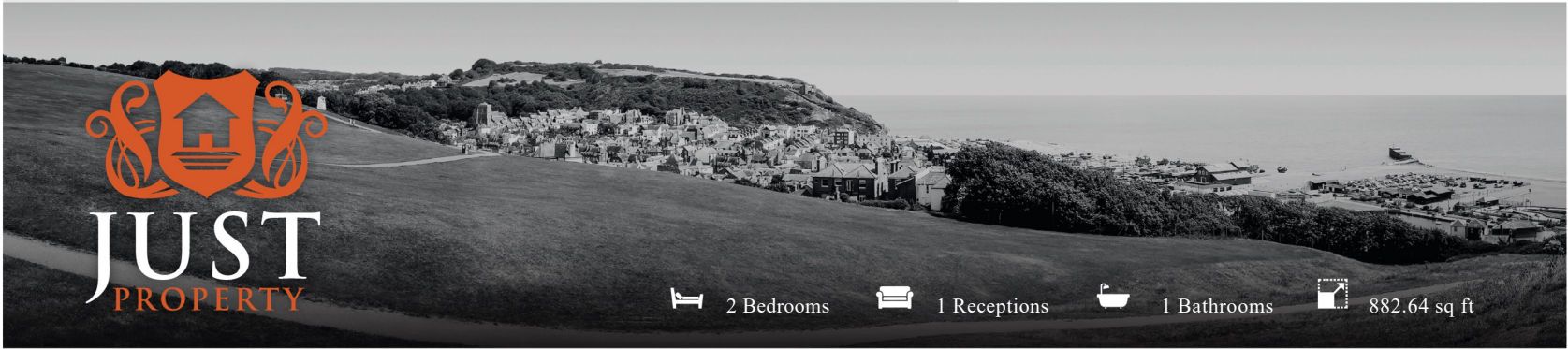
GROUND FLOOR



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

## FLOORPLANS

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



2 Bedrooms 1 Receptions 1 Bathrooms 882.64 sq ft

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Freehold

£350,000







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## PROPERTY DETAILS

### CHAIN FREE

This well presented and spacious two-bedroom detached bungalow is situated in a highly sought-after residential area of Upper St Leonards. Conveniently located near local amenities, including convenience stores, supermarkets, and doctors' surgery, the property also benefits from excellent transport links with a nearby bus route.

The well-appointed accommodation is accessed via a welcoming entrance porch leading into a spacious hallway. The property boasts two generously sized double bedrooms, three useful storage cupboards, a family bath/shower room, and a separate W/C. A bright and airy bay-fronted living and dining room provides a wonderful space for relaxation and entertaining, while the fitted kitchen and breakfast room offer ample storage and workspace. To the side of the property, a versatile conservatory, currently used as a utility area, adds further practicality.

Externally, the bungalow features an attractive front garden with ample off-road parking, an integral garage, and a large rear garden. The well-maintained outdoor space includes a selection of mature plants and shrubs, enhancing privacy and creating a delightful outlook. Additionally, there are two wooden storage sheds and a greenhouse.

This fantastic property is available chain-free and benefits from UPVC double glazing and gas-fired central heating. Viewing is highly recommended through the vendor's chosen sole agent, Just Property.

## ROOM DIMENSIONS

Front Door	Bath/ Shower Room
Porch	13'3" x 5'6" (4.05 x 1.70)
Hallway	W.C
14'4" (4.38)	Off Road Parking
Storage Cupboards	Garage
Bedroom	Front Garden
14'8" x 10'9" (4.49 x 3.30)	Rear Garden
Bedroom	Sheds
12'3" x 10'9" (3.75 x 3.30)	Green House
Lounge/ Diner	
17'4" x 13'8" (5.29 x 4.19)	
Kitchen / Breakfast Room	
11'10" x 11'6" (3.61 x 3.53)	
Conservatory	
10'7" x 6'7" (3.25 x 2.03)	

## FEATURES

- Two Double Bedrooms
- Detached Bungalow
- Off Road parking and Garage
- Fitted Kitchen / Breakfast Room
- Side Conservatory
- Three Useful Storage Cupboards
- Good Sized Read Garden
- Close to Bus Routes and Doctors
- CHAIN FREE



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.