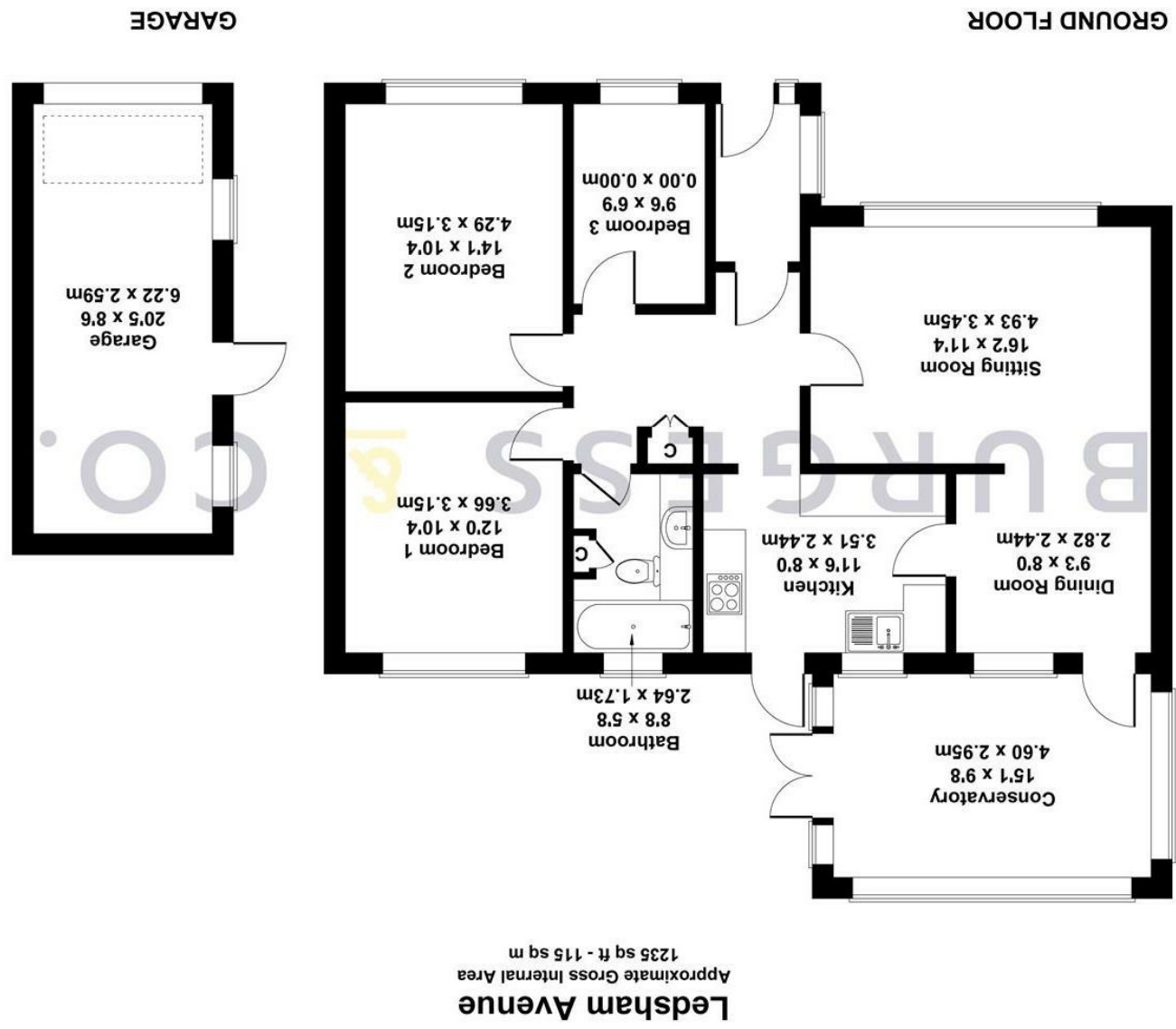


Not to Scale. Produced by The Plan Portal 2024  
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**BURGESS & CO.** 23 Ledsham Avenue, St. Leonards-On-Sea, TN37 7LE  
01424 222255

£395,000 Freehold



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Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow situated in a quiet residential area of St Leonards On Sea. Ideally located being close to a local Tesco Express, primary school and nearby bus services. Hastings Town Centre is within three miles with an array of shopping facilities, mainline railway station, restaurants and seafront. Alexandra Park is also close by providing a lovely open space to walk in. The accommodation is arranged to provide an entrance hall, a living room with dining area, a double glazed conservatory, modern kitchen, three bedrooms and a family bathroom. The property benefits from gas central heating, double glazing, off road parking, a garage, a delightful enclosed rear garden and comes CHAIN FREE. Viewing is highly recommended to fully appreciate all that this property has to offer.

**Porch**

With double glazed window to the side, double glazed frosted door to

**Entrance Hall**

With radiator, loft hatch, storage cupboard.

**Living Room**

16'2 x 11'4

With two radiators, feature gas fire, double glazed window to the front, opening to

**Dining Area**

9'3 x 8'5

With radiator, door to Kitchen, double glazed window & double glazed door to

**Conservatory**

15'1 x 9'8

With light & power connected, double glazed windows, double glazed roof, double glazed patio door to garden.

**Kitchen**

11'6 x 8'0

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, inset gas hob with extractor hood over, fitted oven, space for fridge/freezer, space for washing machine & dishwasher, inset spotlights, wall mounted

Biasi boiler, double glazed window overlooking the conservatory, double glazed door to the rear.

**Bedroom One**

14'1 x 10'4

With radiator, double glazed window to the front.

**Bedroom Two**

12'0 x 10'4

With radiator, double glazed window to the rear.

**Bedroom Three**

9'6 x 6'9

With radiator, double glazed window to the front.

**Bathroom**

8'8 x 5'8

Comprising bath with shower attachment, low level w.c, vanity unit with inset wash hand basin & mixer tap, inset spotlights, heated towel radiator, fitted storage cupboard, tiled walls & floor, double glazed frosted window to the rear.

**Outside**

To the front there is a block paved driveway providing off road parking for several vehicles, access to both sides, an area of garden being fence enclosed with small wall. To the rear there is a patio area, steps lead up to an area of lawn, flowerbeds, water feature, vegetable patch and garden shed.

**Garage**

20'5 x 8'6

With electric up & over door, two double glazed windows to the side, double glazed frosted door to the side.

**NB**

Council tax band: D

