



PCMA
ESTATE AGENTS

33, Old Harrow Road, St. Leonards-On-Sea, TN37 7EG

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £299,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE OLDER STYLE TWO BEDROOMED DETACHED BUNGALOW with OFF ROAD PARKING and a BEAUTIFULLY LANDSCAPED GARDEN, conveniently located close to amenities.

Inside the property offers well-proportioned accommodation comprising a vestibule, entrance hall, lounge, KITCHEN-DINING ROOM, TWO DOUBLE BEDROOMS and a bathroom. The property does benefit from having gas fired central heating, double glazing and offers POTENTIAL FOR FURTHER IMPROVEMENT.

The property is approached via a driveway providing OFF ROAD PARKING for two vehicles in tandem and the REAR GARDEN is a TRUE FEATURE being landscaped and well thought out and planned with a variety of seating and planting areas.

This DETACHED OLDER STYLE BUNGALOW must be viewed to fully appreciate the convenient position and overall space on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Located on the side of the bungalow and leading to;

VESTIBULE

Dado rail, further wooden partially glazed door, double glazed window to side, opening to;

ENTRANCE HALL

Wall mounted security alarm pad, picture rail, dado rail, radiator, loft hatch providing access to loft space, digital thermostat control for gas fired central heating, storage cupboard, door to;

LIVING ROOM

15'4 into bay x 11'7 (4.67m into bay x 3.53m)

Coving to ceiling, radiator, television and telephone points, fireplace, double glazed bay window to rear aspect with views down the garden.

KITCHEN-DINING ROOM

15'3 max x 9'5 narrowing to 8'1 (4.65m max x 2.87m narrowing to 2.46m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, wall mounted Worcester boiler, space for under counter fridge freezer, radiator, ample space for dining table, part tiled walls, double aspect with double glazed window to side and rear overlooking the garden, double glazed door opening to side providing access to;

LEAN TO

16'4 x 3'2 (4.98m x 0.97m)

Double glazed door opening to garden.

BEDROOM

15'9 into bay x 9'7 max (4.80m into bay x 2.92m max)

Built in wardrobes, radiator, double glazed bow window to front aspect.

BEDROOM TWO

15'1 into bay x 11'4 (4.60m into bay x 3.45m)

Radiator, double glazed bow window to front aspect.

BATHROOM

Panelled bath, pedestal wash hand basin, low level wc, radiator, part tiled walls, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

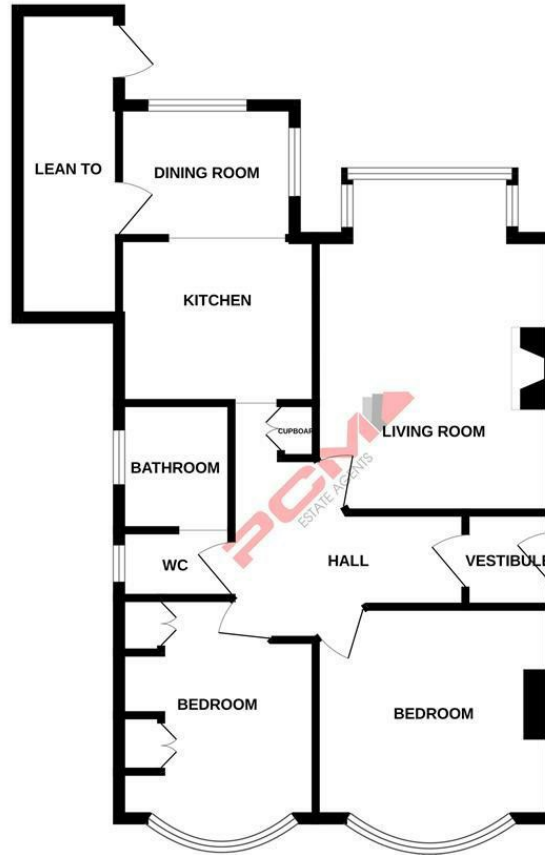
Driveway providing off road parking for two vehicles in tandem, landscaped front garden, well-planted with a variety of mature flowering shrubs and plants.

REAR GARDEN

A delightful feature being landscaped and well-stocked with variety of mature plants and shrubs, sections of lawn, ornamental pond, canopied patio, fenced boundaries, gated access to front. The garden is of a good size and also has the benefit a workshop (16' x 8'5) with power and light.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.