



ESTATE AGENTS

**45, St. Dominic Close, St. Leonards-On-Sea, TN38 0PH**

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**Price £435,000**

A THREE BEDROOMED DETACHED BUNGALOW with FANTASTIC SEA VIEWS, located in this highly sought-after and RARELY AVAILABLE cul-de-sac in St Leonards. The property is offered to the market CHAIN FREE and enjoying SPACIOUS ACCOMODATION throughout with TWO WC's.

Accommodation comprises an entrance hallway, LOUNGE-DINER, separate MODERN FITTED KITCHEN, THREE BEDROOMS, a WET ROOM and a separate wc. Externally the property benefits from WRAP AROUND GARDENS where you can also enjoy the aforementioned views, whilst to the front there is OFF ROAD PARKING for multiple vehicles leading to a GARAGE.

Tucked away within this highly sought-after and quiet cul-de-sac within St Leonards, and is considered to be within easy reach of St Leonards seafront, central St Leonards and Hastings town centre with many amenities on offer.

Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Airing cupboard, separate storage cupboard, wall mounted thermostat control, radiator.

#### **LOUNGE-DINER**

22'1 x 14'11 narrowing to 9'6 (6.73m x 4.55m narrowing to 2.90m)  
Triple aspect room with double glazed sliding patio doors to rear aspect enjoying a pleasant outlook, double glazed windows to front and side aspects, two radiators, telephone and television points.

#### **KITCHEN**

10'9 x 9'1 (3.28m x 2.77m)  
Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, integrated oven and grill, stainless steel inset sink with mixer tap, space for fridge freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, double glazed window and door to rear aspect enjoying a pleasant view.

#### **BEDROOM**

13'4 x 10'10 (4.06m x 3.30m )  
Double glazed window to side aspect enjoying fantastic sea views and radiator.

#### **BEDROOM**

10'10 x 8'5 (3.30m x 2.57m)  
Double glazed window to side aspect enjoying fantastic sea views.

#### **BEDROOM**

9'2 x 7'10 (2.79m x 2.39m)  
Double glazed window to front aspect, radiator.

#### **WET ROOM**

5'4 x 4'11 (1.63m x 1.50m)  
With shower, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, tiled walls, double glazed obscured window to rear aspect.

#### **SEPARATE WC**

Dual flush wx, wash hand basin, part tiled walls, double glazed obscured window to rear aspect.

#### **GARDEN**

Wrap around tiered garden, much of which enjoying fantastic views towards the sea and of Beachy Head. The garden features a patio area accessible from the lounge-diner and kitchen, ideal for seating and entertaining whilst enjoying views. The rest of the garden is mainly laid to lawn and also features a range of mature shrubs, plants and trees, storage shed, enclosed fenced boundaries, side access to both sides leading to the front of the property.

#### **GARAGE**

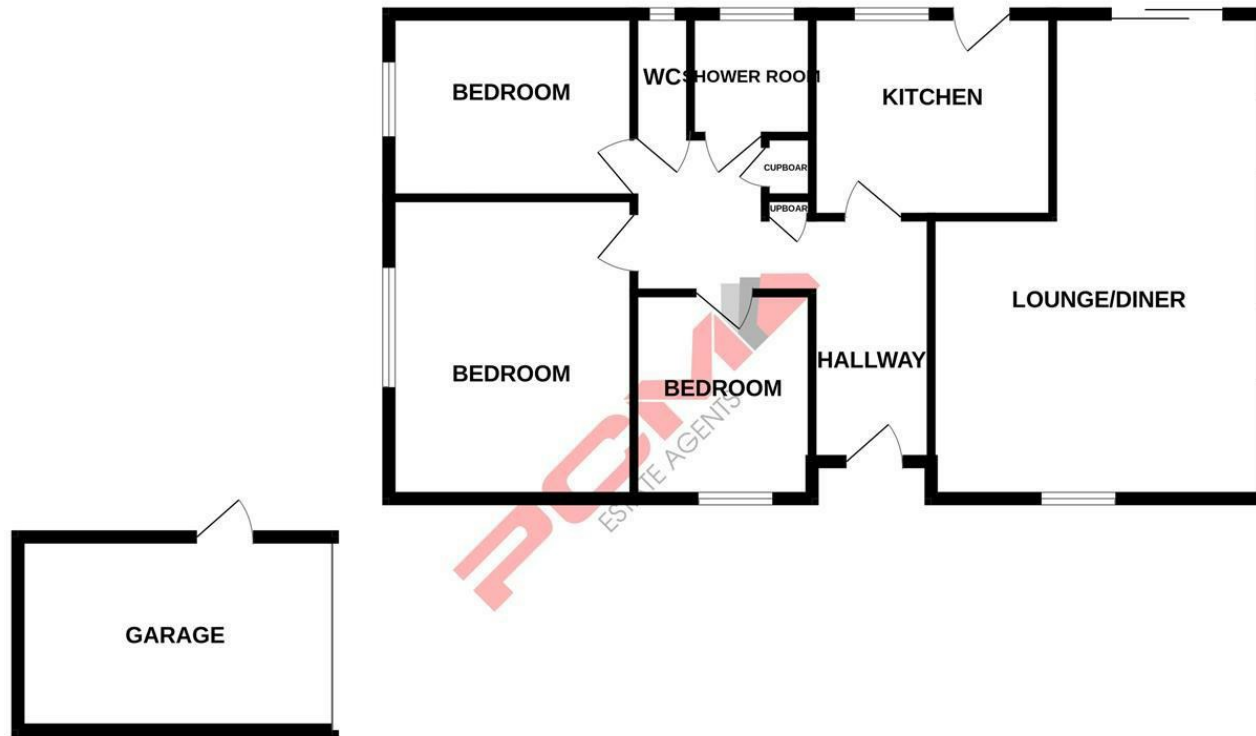
Up and over door, door to side aspect.

#### **OUTSIDE - FRONT**

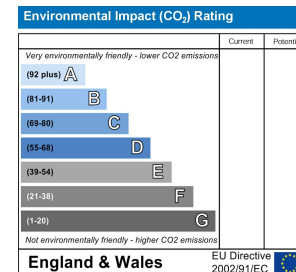
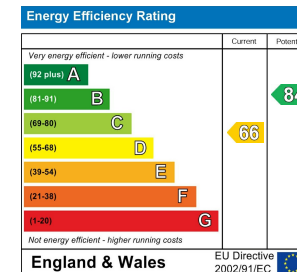
Driveway providing off road parking for multiple vehicles, area of front garden.



# 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.  
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