



ESTATE AGENTS

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Offers In Excess Of £335,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, DETACHED TWO DOUBLE BEDROOM BUNGALOW, tucked away in a quiet cul-de-sac location on a RARELY AVAILABLE ROAD within easy reach of bus routes and local amenities.

The property is accessed via a porch onto an entrance hall, spacious living room, KITCHEN-DINER, TWO DOUBLE BEDROOMS, shower room and a SEPARATE WC. There are AMPLE STORAGE CUPBOARDS located off of the entrance hall, a LANDSCAPED AND RELATIVELY LEVEL REAR GARDEN and a block paved drive to the front with GARAGE. The property does benefit from modern comforts to include gas fired central heating and double glazed windows where stated, but is IN NEED OF SOME UPDATING internally.

Viewing comes highly recommended to fully appreciate the convenient and superb position on offer in addition to the well-proportioned accommodation.

UPVC DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Part brick construction with UPVC double glazed windows to both side and front elevations, tiled flooring, further wooden partially glazed door opening to:

ENTRANCE HALL

Radiator, coving to ceiling, telephone point, loft hatch providing access to loft space, airing cupboard housing immersion heater, further storage cupboard housing consumer unit for electrics and offering plenty of storage space.

LIVING ROOM

16'4 x 11'9 (4.98m x 3.58m)

Coving to ceiling, television point, radiator, double glazed window to front aspect.

KITCHEN-DINER

12'7 x 10'8 (3.84m x 3.25m)

Part tiled walls, tile effect vinyl flooring, larder style cupboards, ample space for dining table, fitted with a range of matching eye and base level cupboards and drawers with worksurfaces over, electric hob with waist level oven and separate grill, inset drainer-sink unit with mixer tap, space and plumbing for

washing machine, space for tall fridge freezer, wall mounted Worcester boiler, double glazed window and door to rear aspect allowing for a pleasant outlook and access onto the rear garden.

BEDROOM

12' x 11'3 (3.66m x 3.43m)

Coving to ceiling, radiator, double glazed window to rear aspect with pleasant views onto the garden.

BEDROOM

12' x 11'2 (3.66m x 3.40m)

Radiator, double glazed window to front aspect.

SHOWER ROOM

Large walk in shower enclosure with fitted shower, pull down shower seat and aquabored walls, pedestal wash hand basin, radiator, double glazed pattern glass window to rear aspect.

SEPARATE WC

Dual flush low level wc, pattern glass double glazed window to rear aspect.

REAR GARDEN

Landscaped and relatively level, mainly laid to lawn with planted borders, fenced boundaries and gated access to front, patio seating area laid with pea beach and a further stone patio.

FRONT GARDEN

Laid to lawn, block paved pathway providing access to the front door, block paved driveway providing off road parking.

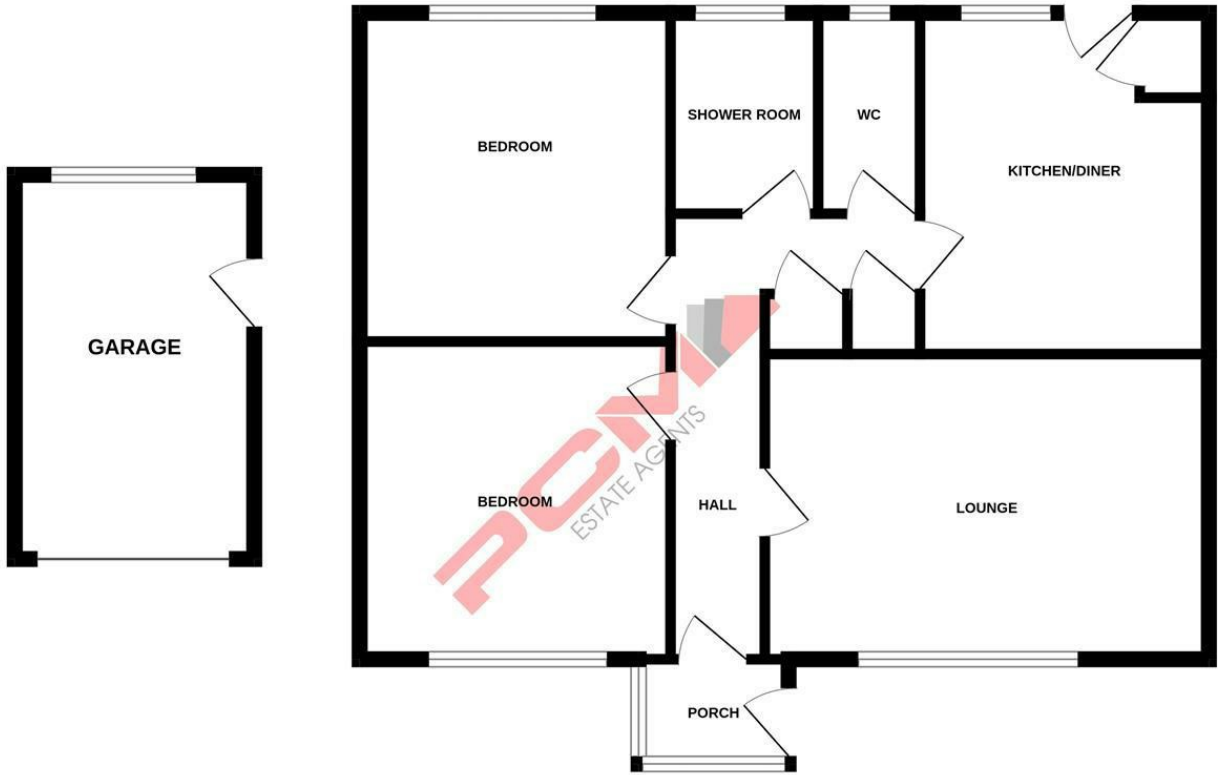
GARAGE

Power and light, personal door to side providing access to the garden, window to the rear and up and over door.

Council Tax Band: C



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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(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	