



PCM
ESTATE AGENTS

56, Collinswood Drive, St. Leonards-On-Sea, TN38 0NX

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Price £350,000

PCM Estate Agents are delighted to present to the market this OLDER STYLE DETACHED TWO BEDROOM, TWO RECEPTION ROOM, BUNGALOW located on this favourable road within the West St Leonards region of the town, close to nearby West St Leonards railway station and other local amenities. The bungalow is offered to the market CHAIN FREE and is IN NEED OF UPDATING, though does offer potential for improvement.

Modern comforts include gas fired central heating, double glazing, a block paved drive providing OFF ROAD PARKING for multiple vehicles in tandem, a GOOD SIZED LANDSCAPED REAR GARDEN that also enjoys some SEA VIEWS and a GARAGE.

Inside, the property offers accommodation comprising an entrance hall with what is considered to be the ORIGINAL PARQUET FLOORING, lounge, SEPARATE DINING ROOM, TWO DOUBLE BEDROOMS, kitchen, bathroom and a SEPARATE WC.

The property must be viewed to fully appreciate the convenient position on offer, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Parquet flooring, radiator, loft hatch providing access to loft space, airing cupboard housing immersion heater, wall mounted thermostat control for gas fired central heating, further storage cupboard, coving to ceiling, door to:

LIVING ROOM

12'6 x 12'1 (3.81m x 3.68m)

Coving to ceiling, fireplace, television point, double radiator, double glazed box bay window to rear aspect with pleasant views onto the garden and open plan to:

DINING ROOM

9'10 x 9'4 (3.00m x 2.84m)

Radiator, coving to ceiling, serving hatch through to kitchen, double glazed sliding patio doors providing access to the garden.

KITCHEN

11'3 x 10'2 (3.43m x 3.10m)

Original pantry style cupboard that also houses the electric meters, serving hatch through to dining room, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, inset drainer-sink unit with mixer tap, radiator, space for tall fridge freezer, space and plumbing for washing machine, double glazed window and door to side aspect overlooking and opening to the block paved drive.

BEDROOM ONE

12'6 x 10' (3.81m x 3.05m)

Measurement excludes recess for the bay window, exposed wooden floorboards, coving to ceiling, double radiator, double glazed bay window to front aspect.

BEDROOM TWO

12'7 x 9'4 (3.84m x 2.84m)

Coving to ceiling, double radiator, double glazed bay window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, tiled walls, chrome ladder style heated towel rail, double glazed frosted glass window to side aspect.

SEPARATE WC

Low level wc, tiled walls, double glazed frosted glass window to side aspect.

OUTSIDE - FRONT

Laid to lawn with pathway leading to front door, block paved drive to the side providing off road parking for multiple vehicles in tandem, outside water tap located to the side.

REAR GARDEN

Landscaped and laid to lawn with planted areas, pond, patio area, wooden shed and views.

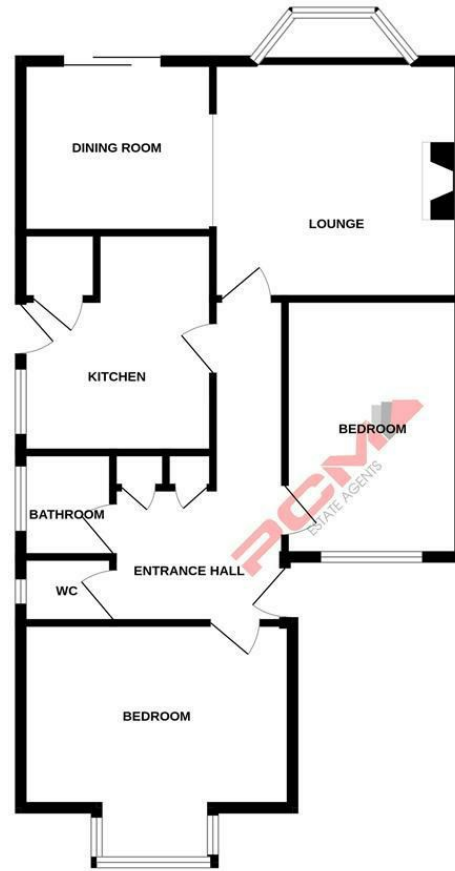
DETACHED GARAGE

Up and over door and personal door to the garden.

Council Tax Band: D



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		84

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		