



PCMA
ESTATE AGENTS

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Price £375,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED THREE BEDROOM BUNGALOW offered to the market CHAIN FREE and conveniently positioned close to bus routes and nearby local amenities. The property has a BEAUTIFULLY LANDSCAPED GARDEN backing onto an area of woodland, driveway providing OFF ROAD PARKING for multiple cars and a GARAGE.

The property has modern comforts including gas fired central heating and double glazing, and the overall accommodation comprises an entrance porch onto entrance hall, OPEN PLAN DUAL ASPECT LOUNGE-DINER, MODERN KITCHEN, THREE BEDROOMS, wet room style SHOWER ROOM with wc in addition to a SEPARATE WC.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Brick construction with double glazed windows to both side and front elevations, further wooden partially glazed door opening to:

ENTRANCE HALL

Radiator, wall mounted thermostat control for gas fired central heating, loft hatch providing access to loft space, large storage cupboard, further storage cupboard with radiator, telephone point.

LOUNGE-DINER

26'3" narrowing to 16'10" x 12'6" narrowing to 7'4" (8.00m narrowing to 5.13m x 3.81m narrowing to 2.24m)

Dual aspect room with double glazed windows to side and rear elevations, double glazed door opening to garden, double radiator, single radiator, television point, coving to ceiling, tiled fireplace with inset gas living flame fire.

KITCHEN

8'8" x 8'7" (2.64m x 2.62m)

Fitted with a matching range of eye and base level cupboards and drawers with soft close hinges and worksurfaces over, space for electric cooker, inset drainer-sink unit with mixer tap, space for under counter fridge, space and plumbing for washing machine, larder style pantry cupboard, serving hatch through to dining room, two double glazed windows to side and double glazed door opening to side.

BEDROOM ONE

16'1" into bay x 11'8" (4.90m into bay x 3.56m)

Double radiator, combination of wall and ceiling lighting, built in and freestanding bedroom furniture to include wardrobes, drawers and dressing table, double glazed tilt and turn windows to side aspect, double glazed bay window to front aspect.

BEDROOM TWO

12'2" x 11'9" (3.71m x 3.58m)

Radiator, double glazed window to side aspect.

BEDROOM THREE

9'9" x 7'4" (2.97m x 2.24m)

Radiator, double glazed windows to both side and front elevations.

WET ROOM STYLE SHOWER ROOM

Non slip flooring, tiled walls, walk in shower, wall mounted wash hand basin, dual flush low level wc, ladder style heated towel rail and double glazed tilt and turn window to side aspect.

SEPARATE WC

Dual flush low level wc, part tiled walls, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT

Lawned front garden with planted borders, block paved drive providing off road parking for multiple vehicles leading to the garage, the drive then transitions into a path leading to the front door.

REAR GARDEN

Beautifully landscaped and mainly laid to lawn with a stone/ paved patio, established planted borders, backing onto an area of woodland, fig tree and apply tree, rear gated access into the woodland, wooden shed, personal door to garage.

OUTBUILDING

7'3" x 4'7" (2.21m x 1.40m)

Brick built with power and light, could be used as a storage shed or workshop, with window and door

GARAGE

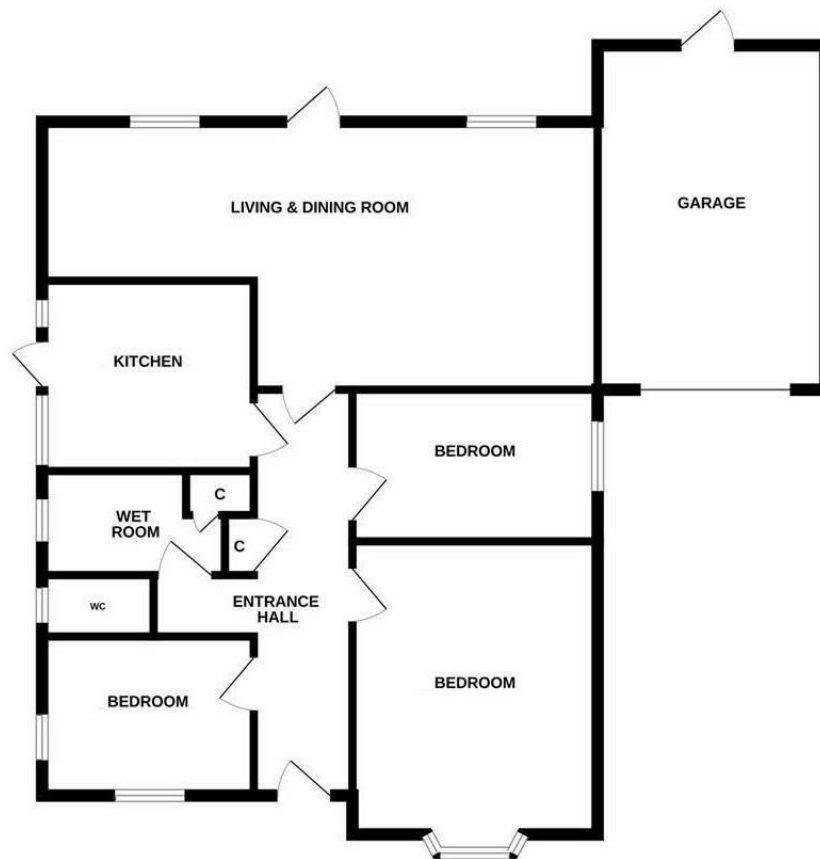
15'5" x 7'8" (4.70m x 2.34m)

Power and light, up and over door, housing the gas meter and the consumer unit for the electrics, personal door to garden.

Council Tax Band: D



GROUND FLOOR
1036 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 sq.m.) approx.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(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
(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.