



ESTATE AGENTS

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**Price £600,000**

### \*\*\* HOME AND INVESTMENT OPPORTUNITY \*\*\*

An opportunity has arisen to acquire this THREE BEDROOMED, TWO BATHROOM, DETACHED BUNGALOW with DOUBLE GARAGE/ CAR PORT and an additional 29ft WORKSHOP. The property occupies a LARGE CORNER PLOT and is located towards the northern outskirts of St Leonards. The property also has approved PLANNING PERMISSION to construct a FOUR BEDROOMED DETACHED HOUSE to the side.

The property itself offers well-presented and spacious accommodation throughout comprising a large entrance hallway, LOUNGE with FEATURE LOG BURNER being OPEN PLAN onto the conservatory, 18ft KITCHEN-DINER, THREE DOUBLE BEDROOMS with the master enjoying its own EN SUITE in addition to a main family SHOWER ROOM. Externally the property also boasts a DOUBLE GARAGE/ CAR PORT with storage room above in addition to a 29ft WORKSHOP.

The property is located towards the northern outskirts of St Leonards and considered within easy reach of the historic town of Battle, the A21 and Hastings town centre itself. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### PRIVATE FRONT DOOR

Leading to:

#### ENTRANCE HALLWAY

Spacious with two large storage cupboards providing ample space for coats and shoes, radiator, double glazed obscured windows to front aspect.

#### LOUNGE

13'11 x 11'5 (4.24m x 3.48m)

Feature log burner, radiator, telephone point, open plan to:

#### CONSERVATORY

12'3 x 12 (3.73m x 3.66m)

Double glazed windows to front and both side aspects, double doors to side aspect, radiator.

#### KITCHEN-DINER

18' max x 13'9 max (5.49m max x 4.19m max)

Comprising a range of eye and base level units with worksurfaces over, four ring induction hob with extractor above, integrated oven and grill, space for fridge, space for freezer, space and plumbing for washing machine and tumble dryer, space and plumbing for dishwasher, stainless steel inset sink with mixer tap, larder cupboard housing wall mounted gas fired boiler, ample space for dining table and chairs, radiator, double glazed windows to rear aspect, double glazed double doors to side aspect leading out to the garden.

#### BEDROOM

13'10 max x 10'9 max (4.22m max x 3.28m max)

Built in wardrobes with sliding mirrored doors, double glazed window to side aspect, radiator, door to:

#### EN SUITE

10' x 5'2 (3.05m x 1.57m)

Panelled bath with mixer tap and shower attachment, dual flush wc, chrome ladder style radiator, wash hand basin, tiled walls, double glazed obscured windows to rear and side aspects.

#### BEDROOM

13'11 x 11'6 (4.24m x 3.51m)

Double glazed window to front aspect, radiator.

#### BEDROOM

14'5 narrowing to 9'10 x 7'5 (4.39m narrowing to 3.00m x 2.26m)

Double glazed window to rear aspect, radiator.

#### SHOWER ROOM

9'11 x 5'4 (3.02m x 1.63m)

Walk in double shower with shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, tiled walls, double glazed obscured window to rear aspect.

#### CAR PORT/ DOUBLE GARAGE

19'4 max x 15'6 max (5.89m max x 4.72m max )

Opening to front, double glazed window to side aspect, double glazed obscured window and door to rear aspect, loft hatch providing access to:

**LOFT SPACE**

Providing storage, double glazed window to front aspect.

**WORKSHOP**

29'3 max x 19'11 (8.92m max x 6.07m)

Double sliding doors to front aspect, windows to both side aspects, double doors to side aspect.

**GARDENS**

The property occupies a generous plot which benefits from gardens to the front, rear and side. The majority of the garden is to the side of the property which is mainly laid to lawn, however the gardens to wrap around the property and feature multiple patio areas ideal for seating and entertaining, walled and enclosed boundaries.

**AGENTS NOTE**

The property also has planning permission to build a four bedroom detached house, further information can be obtained under planning reference: HS/OA/21/00814.

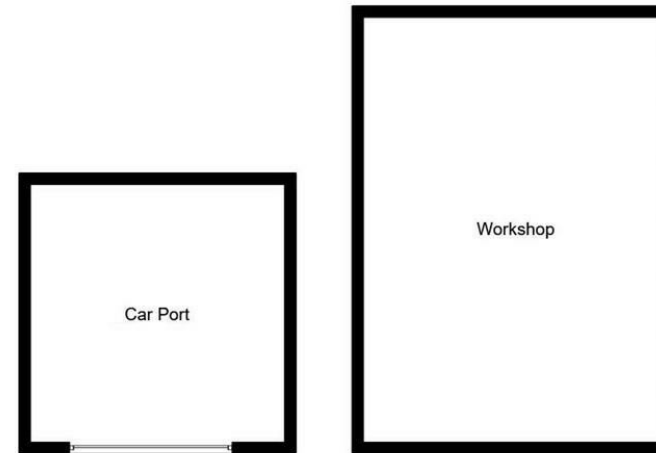








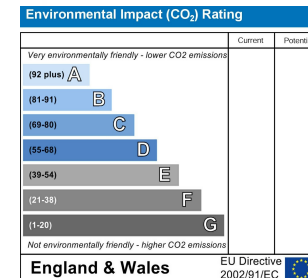
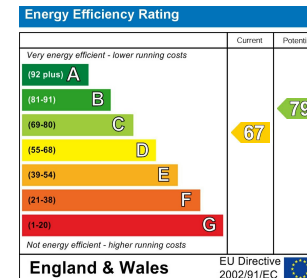
**Floor Plan**



**Outbuilding**

Total floor area 167.2 sq.m. (1,800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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