



PCMA

ESTATE AGENTS

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Price £445,000

PCM Estate Agents are delighted to offer for sale this beautifully presented and EXTENDED THREE/ FOUR BEDROOM, TWO SHOWER ROOM, DETACHED BUNAGLOW located on this highly sought-after road within St Leonards. Externally the property boasts a PRIVATE AND SECLUDED REAR GARDEN backing onto woodland, whilst to the front there is OFF ROAD PARKING for multiple vehicles leading to a GARAGE.

Inside, the accommodation is deceptively spacious throughout and comprises an entrance hallway, 23ft LOUNGE leading out to the garden, KITCHEN-BREAKFAST ROOM, THREE DOUBLE BEDROOMS with the master enjoying its own EN SUITE in addition to a main SHOWER ROOM plus a separate STUDY/ FOURTH BEDROOM off of the lounge.

The property is located in this popular region of St Leonards and is considered to be within easy reach of many amenities and Hastings town centre. If you are looking for a SPACIOUS DETACHED BUNGALOW look no further than this stunning example and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Cloaks cupboard, airing cupboard, radiator, double doors to:

LOUNGE

23'8 max x 18'3 max (7.21m max x 5.56m max)

Extremely spacious, light and airy room with double glazed French doors to rear aspect leading out to the garden, double glazed windows to rear aspect, television and telephone points, two radiators, door to:

STUDY/ BEDROOM FOUR

10' max x 8'11 max (3.05m max x 2.72m max)

Double glazed window to rear aspect, radiator.

KITCHEN-BREAKFAST ROOM

12'11 x 11'3 (3.94m x 3.43m)

Comprising a range of eye and base level units with worksurfaces over, under cabinet LED lighting, space for Range cooker with extractor above, space for fridge and freezer, space and plumbing for washing machine, space and plumbing for dishwasher, inset sink with mixer tap , space for breakfast table and chairs, double glazed windows to front and side aspects.

INNER HALLWAY

Accessed via the lounge, further door leading to:

MASTER BEDROOM

14'2 x 10'9 (4.32m x 3.28m)

Double glazed windows to rear and side aspect enjoying a pleasant outlook over the garden, radiator, door to:

EN SUITE

9'6 x 5'6 (2.90m x 1.68m)

Modern and comprising a walk in double shower with shower screen, dual flush wc, wash hand basin, ladder style radiator, tiled walls, tiled flooring, extractor fan.

BEDROOM

14' x 9'9 (4.27m x 2.97m)

Currently used as a dining room, built in storage cupboard, double glazed windows to front and side aspects, door providing access to the side of the property.

BEDROOM

11'11 x 8' (3.63m x 2.44m)

built in wardrobe, double glazed window to front aspect, radiator.

SHOWER ROOM

7'7 x 5'5 (2.31m x 1.65m)

Modern suite comprising a walk in double shower with shower screen, dual flush wc, wash hand basin, tiled walls, tiled flooring, ladder style radiator, two double glazed obscured windows to side aspect, extractor fan and ladder style radiator.

REAR GARDEN

Beautifully presented, private and secluded rear garden backing onto woodland. There is a patio area accessed from the lounge that is ideal for seating and entertaining which leads onto the main section of garden which is mainly laid to lawn and features a range of mature shrubs, plants and trees including Apple and Pear. Towards the end of the garden is an additional patio area in addition to a storage shed. There is also an outside water tap, enclosed fenced boundaries, gate providing rear access and side access to the front of the property.

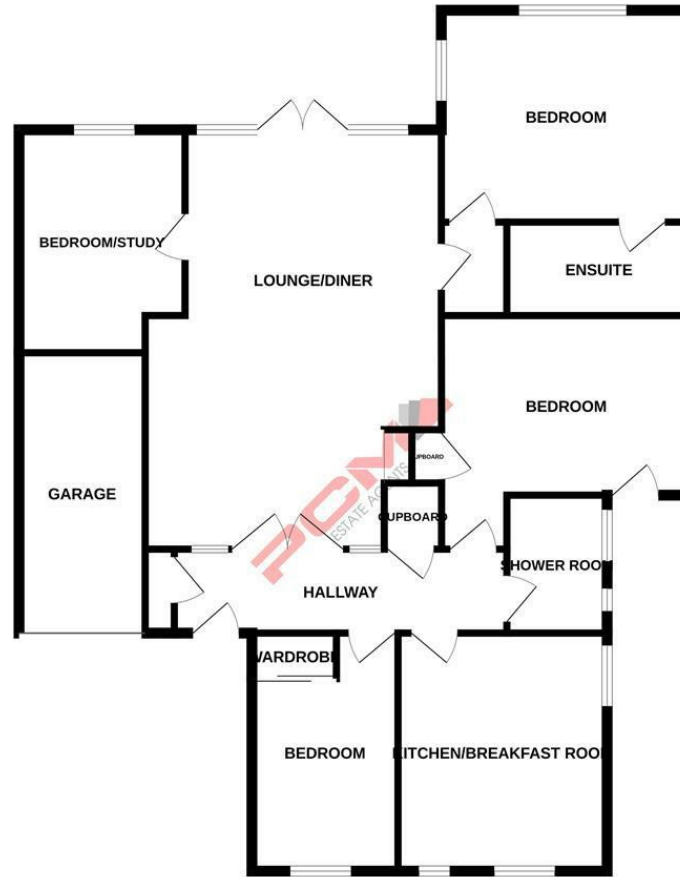
OUTSIDE - FRONT

There is a well-presented front garden and a driveway providing off road parking for multiple vehicles.

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			78
(81-91) B			
(69-80) C		65	
(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	