



ESTATE AGENTS

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**Price £650,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE DETACHED THREE BEDROOMED BUNGALOW with DETACHED DOUBLE GARAGE and CAR PORT, in need of refurbishment but offering well-proportioned accommodation in this convenient location of West St Leonards. The property has a CARRIAGE IN-AND-OUT DRIVEWAY and a LARGE REAR GARDEN.

This bungalow offers POTENTIAL FOR IMPROVEMENT and has an incredibly LARGE LOFT SPACE that you could convert into subject to the relevant planning and building consents.

Currently the accommodation is arranged with a spacious entrance hall, LARGE BAY FRONTED LOUNGE-DINING ROOM, kitchen, THREE BEDROOMS, bathroom, SHOWER ROOM and TWO WC's. There is also a DETACHED DOUBLE GARAGE and CAR PORT.

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

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Radiator, opening to:

#### **HALLWAY**

Storage cupboards, wall mounted cupboard concealed Worcester combi boiler, doors to accommodation and a loft hatch opening to a large loft space which is partially boarded and has three windows facing the front aspect and another facing the rear elevation, there is also power and light. The loft space offers potential to extend into subject to relevant planning and building consents.

#### **LIVING ROOM**

20'2 x 18'6 into bay (6.15m x 5.64m into bay )

Coving to ceiling, picture rail, radiator, fireplace, double glazed bay window with French doors to rear aspect allowing for a pleasant outlook and access onto the garden.

#### **KITCHEN**

15' narrowing to 9'4 x 11'9 max (4.57m narrowing to 2.84m x 3.58m max )

Larder style cupboard with window, radiator, in need of modernisation but offers matching eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with waist level oven with worksurfaces over, four ring gas hob with waist level oven, inset drainer-sink unit with mixer tap, part tiled walls, space and plumbing for washing machine, space for breakfast table, double glazed windows to both side and front elevations, door to:

#### **SIDE LOBBY**

Leading to a shower room and wc, further door to storage.

#### **WC**

Low level wc, pedestal wash hand basin, wall mounted gas meter, double glazed window to side aspect.

#### **SHOWER ROOM**

Shower, tiled walls, radiator, window to side aspect.

#### **BEDROOM ONE**

15'1 x 14'9 (4.60m x 4.50m)

Coving to ceiling, picture rail, radiator, built in wardrobe, dual aspect with double glazed window to side and a double glazed bay window to rear with views onto the garden.

#### **BEDROOM TWO**

16'2 x 14'6 into bay (4.93m x 4.42m into bay )

Picture rail, radiator, double glazed bay window to rear aspect.

#### **BEDROOM THREE**

12'6 x 9'2 (3.81m x 2.79m)

Picture rail, radiator, dual aspect with double glazed windows to both side and front elevations.

#### **BATHROOM**

Panelled bath, pedestal wash hand basin, part tiled walls, access to a large storage cupboards formerly utilised as an airing cupboards, part tiled walls, double glazed window with obscured glass to side aspect.

#### **SEPARATE WC**

Low level wc, part tiled walls, double glazed window with obscured glass to front aspect.

#### **REAR GARDEN**

Large and laid to lawn, concrete patio, fenced boundaries, in need of cultivation.

#### **OUTSIDE - FRONT**

The property is set back from the road and occupies a slightly elevated position with a carriage in-and-out driveway laid with a combination of tarmac and concrete, and there is a section of lawn. To the left hand elevation there is a car port which is currently utilised as storage space and has a single opening door. The car port is completely open at the rear leading to the garden.

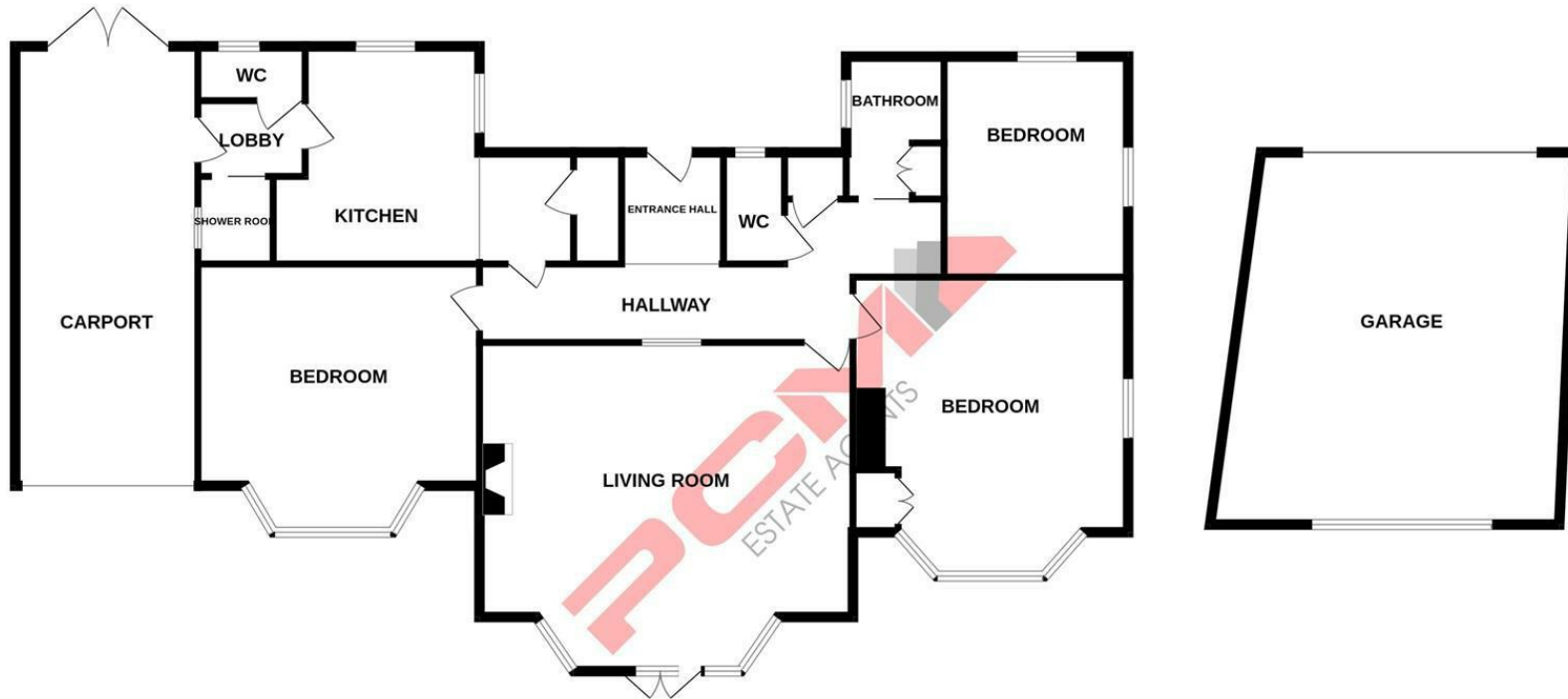
#### **DOUBLE GARAGE**

Up and over door.

Council Tax Band: E



# 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		