



188, Harley Shute Road, St. Leonards-On-Sea, TN38 9JH

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Guide Price £500,000

GUIDE PRICE £500,000 to £525,000

PCM Estate Agents are delighted to present to the market this deceptively spacious, THREE DOUBLE BEDROOM, DETACHED BUNGALOW with BEAUTIFUL REAR GARDENS.

Conveniently positioned on this sought-after road within West St Leonards.

Offering well-proportioned and well-presented accommodation comprising a spacious entrance hall, LARGE TRIPLE ASPECT LIVING ROOM, conservatory, MODERN NEWLY FITTED KITCHEN-DINING ROOM, THREE GOOD SIZED BEDROOMS: one of which has an EN SUITE SHOWER ROOM in addition to the main family bathroom.

The property is approached via a carriage driveway providing plenty of OFF ROAD PARKING set back from the road with a hedged border providing privacy from the road. There is a LARGE GARAGE and a BEAUTIFULLY LANDSCAPED GARDEN with access to a GARDEN ROOM.

The property must be viewed to fully appreciate the convenient position on offer, close to a number of popular schooling establishments, bus routes and other nearby amenities. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Part brick construction with windows to side and front elevations, coving to ceiling, wood laminate flooring, further wooden partially glazed door with window to side opening to:

ENTRANCE HALL

L shaped hall, coving to ceiling, radiator, down lights, large cloaks cupboard, loft hatch providing access to loft space and personal door to the garage.

LIVING ROOM

22'4 narrowing to 16'5 x 16'2 (6.81m narrowing to 5.00m x 4.93m)

Triple aspect with two double glazed windows to front, double glazed window to side, double glazed windows and sliding patio door to the rear aspect with views into the conservatory, double radiators, television and telephone points, coving to ceiling.

CONSERVATORY

11'9 x 17'4 (3.58m x 5.28m)

UPVC construction with a glass roof, wooden floor, ample space and pleasant views onto the garden, double glazed French doors providing access to the garden.

KITCHEN-DINING ROOM

24'8 x 12'7 narrowing to 10'5 (7.52m x 3.84m narrowing to 3.18m)

Two double radiators, space for dining table and for entertaining, newly fitted and built with a

matching range of eye and base level cupboards and drawers fitted with soft close hinges and with complimentary worksurfaces over, five ring Lamona hob with extractor over, waist level oven, separate grill and built in microwave, inset drainer-sink unit with mixer tap, space for tall fridge freezer, under cupboard lighting, plinth LED lighting, down lights, splashbacks, double aspect room with large picture double glazed window with views onto the garden, double glazed window and doors to side aspect having a pleasant outlook onto the garden.

BEDROOM ONE

11'6 x 10'3 (3.51m x 3.12m)

Coving to ceiling, radiator, double glazed window to front aspect and door to:

EN SUITE

Walk in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, part tiled walls, wood effect vinyl flooring, down lights, coving to ceiling, extractor fan for ventilation.

BEDROOM TWO

11'2 x 10'6 (3.40m x 3.20m)

Built in wardrobes, radiator, coving to ceiling, double glazed window to rear aspect with views onto the garden.

BEDROOM THREE

11'2 x 9'2 (3.40m x 2.79m)

Radiator, double glazed window to side and rear with views onto the garden.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk in steam/ spa shower, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, part tiled wall, coving to ceiling, wood effect vinyl flooring, double glazed pattern glass window to side aspect.

GARDEN ROOM/ WORK SHED

16'5 x 11'8 (5.00m x 3.56m)

Power and light, windows to both side and rear elevations.

GARDEN

Landscaped and established private rear garden, wooden decked veranda which is accessible from the conservatory and has a few steps down to the main garden. From the kitchen-diner there is access to a raised patio which again has a few steps down to the main garden. The main section of garden has a further patio area which opens up onto a lush lawn with established planted borders, summer house and a vegetable garden locked at the end.

OUTSIDE - FRONT

Driveway providing off road parking.

GARAGE

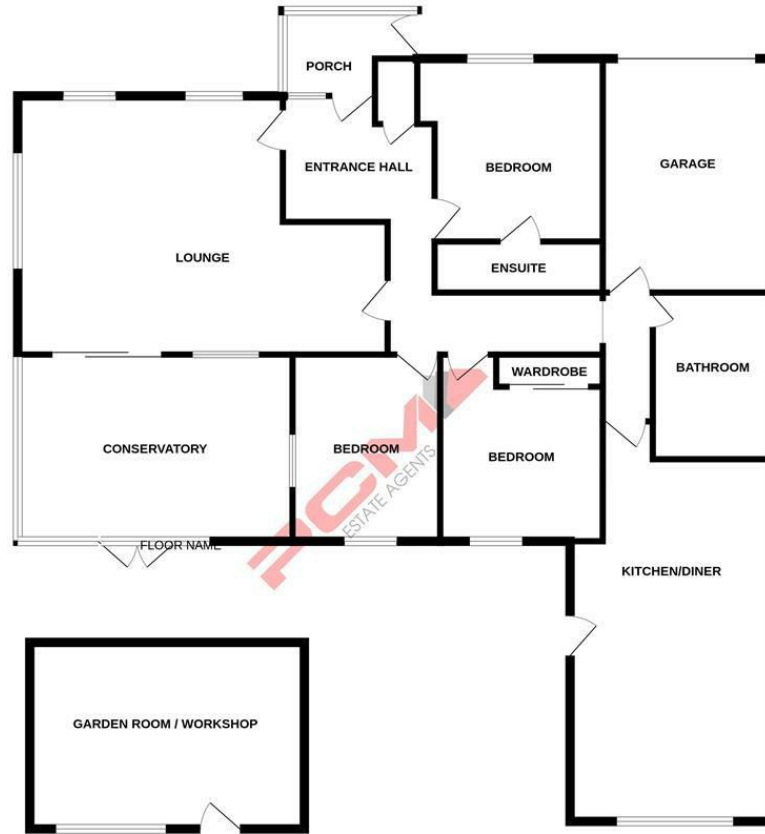
15'6 x 11'5 (4.72m x 3.48m)

Up and over door, power and light, wall mounted boiler, wall mounted gas meter.

Council Tax Band: D



FLOOR NAME



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(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	