



ESTATE AGENTS

**8, Oaklea Close, St. Leonards-On-Sea, TN37 7HB**

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**Price £375,000**



PCM Estate Agents are offering to the market CHAIN FREE, this spacious DETACHED THREE BEDROOM BUNGALOW tucked away in a quiet location on a sought-after road within St Leonards. The property has a BEAUTIFULLY LANDSCAPED and relatively level GARDEN, OFF ROAD PARKING and a GARAGE.

Accommodation comprises an entrance hall, LARGE LOUNGE-DINING ROOM with views and access onto the LANDSCAPED GARDEN, good sized kitchen, THREE BEDROOMS one of which could be utilised as a formal dining room, SHOWER ROOM with WC in addition to a SEPARATE WC. Other modern comforts include gas fired central heating and double glazing.

The property must be viewed to fully appreciate the overall space and position on offer, please call the owners agents now to book your viewing and avoid disappointment.

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Spacious with parquet flooring, loft hatch providing access to loft space, radiator, coving to ceiling, airing cupboard housing immersion heater and offering additional storage space, wall mounted thermostat control for gas fired central heating, telephone point, further storage cupboard, door to:

### **CLOAKROOM**

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, part tiled walls, double glazed pattern glass window to side aspect.

### **LOUNGE-DINING ROOM**

20' x 12'2 narrowing to 11'3 (6.10m x 3.71m narrowing to 3.43m)  
Continuation of the parquet flooring, coving to ceiling, double radiator, television point, double glazed windows and doors to rear aspect allowing for a pleasant outlook and access to the landscaped garden.

### **KITCHEN**

11'3 x 7'5 (3.43m x 2.26m)  
Tiled walls, wood laminate flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and

plumbing for washing machine, space for tall fridge freezer, double glazed window and door to side aspect.

### **MASTER BEDROOM**

15'2 x 11'1 (4.62m x 3.38m)

Coving to ceiling, radiator, built in wardrobes, dual aspect room with double glazed pattern glass window to side aspect, further double glazed window to rear aspect.

### **BEDROOM TWO**

12'2 x 10'5 (3.71m x 3.18m)

Wood laminate flooring, coving to ceiling, radiator, double glazed window to front aspect.

### **BEDROOM THREE**

9'6 x 9'5 (2.90m x 2.87m)

Wood laminate flooring, radiator, coving to ceiling, double glazed window to rear aspect.

### **SHOWER ROOM**

Walk in shower enclosure with shower, low level wc, pedestal wash hand basin, tiled walls, ladder style heated towel rail, double glazed pattern glass window to side aspect.

### **OUTSIDE - FRONT**

Block paved drive providing off road parking, lawned front garden with planted borders, gated side access to garden.

### **ATTACHED GARAGE**

16'7 x 9'1 (5.05m x 2.77m)

Up and over door, power and light, wall mounted boiler, wall mounted gas meter, wall mounted consumer unit for the electrics, UPVC door to rear aspect providing access to the garden.

### **REAR GARDEN**

Relatively level and landscaped with a stone/ concrete patio abutting the property, good sized section of lawn, planted borders, outside water tap.

### **AGENTS NOTE**

There is an additional section of land located in the top right corner which is on a separate title yet incorporated in the sale of the property - accessed via Silverhill Avenue.

Title Ref: HT24295

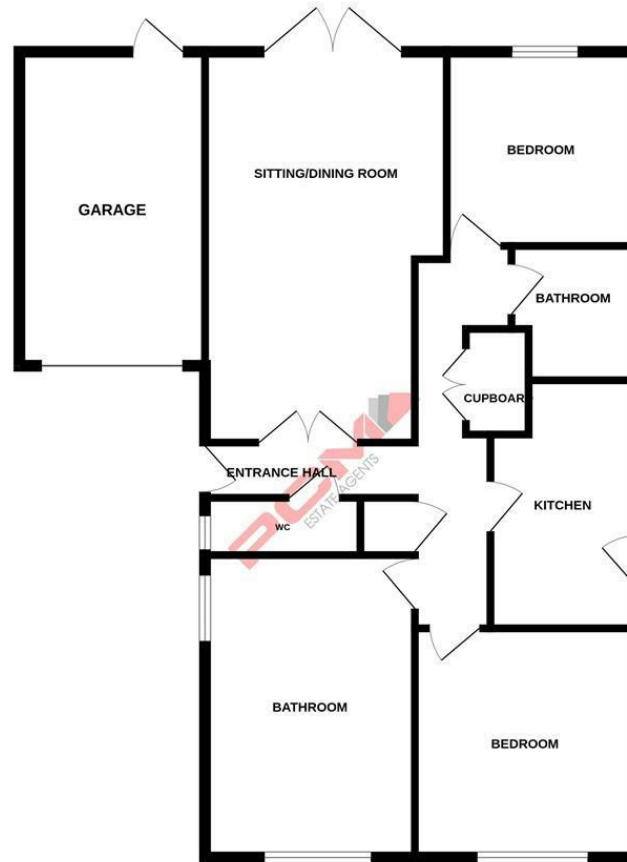
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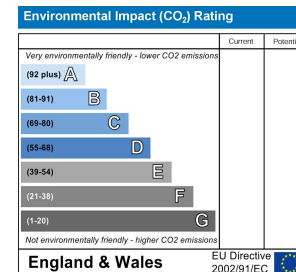
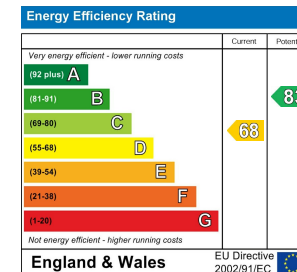




GROUND FLOOR



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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