



ESTATE AGENTS

105, Collinswood Drive, St. Leonards-on-sea, TN38 0NX

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Price £425,000

PCM Estate Agents are delighted to present to the market this EXTENDED DETACHED THREE BEDROOM TWO RECEPTION ROOM BUNGALOW positioned within a quiet cul-de-sac within this favourable region of St Leonards, close to West St Leonards railway station, popular schooling establishments and nearby amenities. The property is accessed via a block paved drive and benefits from a DETACHED GARAGE and a LARGE LANDSCAPED GARDEN.

Inside, there is a spacious entrance hall with AMPLE STORAGE space, LOUNGE with LOVELY SEA VIEWS, kitchen, DINING ROOM, SNUG, THREE BEDROOMS, SHOWER ROOM and a separate wc. Modern comforts include gas fired central heating and double glazing.

This bungalow must be viewed to appreciate the convenient position as well as the well-proportioned accommodation on offer. Please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

With pattern glass opening to:

MAIN HALLWAY

Coving to ceiling, radiator, two storage cupboards, loft hatch providing access to loft space, wall mounted thermostat control for gas fired central heating.

LOUNGE-DINER

18'6 x 12'4 into bay narrowing to 10'5 (5.64m x 3.76m into bay narrowing to 3.18m)

Dual aspect room with double glazed window to side, double glazed bay window to front with lovely far reaching views over rooftops to the sea, double radiator, fireplace, television point, further double radiator.

SEPARATE KITCHEN

10'3 x 8'4 (3.12m x 2.54m)

Double glazed door and window to side aspect, tiled walls, wall mounted boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for tall fridge freezer, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, electric hob with oven below and extractor over.

BEDROOM

12'5 x 11'5 (3.78m x 3.48m)

Coving to ceiling, radiator, double glazed window to side aspect.

SHOWER ROOM

Tiled walls, wood laminate flooring, large walk in shower enclosure with electric shower, pedestal wash hand basin, double radiator, double glazed pattern glass window to side aspect.

SEPARATE WC

Low level wc, radiator, wood laminate flooring, double glazed pattern glass window to side aspect.

FORMAL DINING ROOM

10'2 x 9'32 (3.10m x 2.74m)

Radiator, double glazed window to side aspect, open plan to:

SNUG

10'1 x 9'1 (3.07m x 2.77m)

Radiator, double glazed sliding doors to rear providing access to the garden.

BEDROOM

11'8 x 9' (3.56m x 2.74m)

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

BEDROOM

9'4 x 8'3 (2.84m x 2.51m)

Double glazed window to side aspect, radiator.

REAR GARDEN

Large and mainly laid to lawn with several seating areas, patio, sea views can be enjoyed from parts of the garden, gated side access to front elevation, planted borders, path leading down the side elevation, outside lighting.

FRONT GARDEN

Driveway providing off road parking for a number of vehicles, section of lawn, pathway leading to front door. Occupying a slightly elevated position set back from the road, allowing for a pleasant outlook and views of the sea.

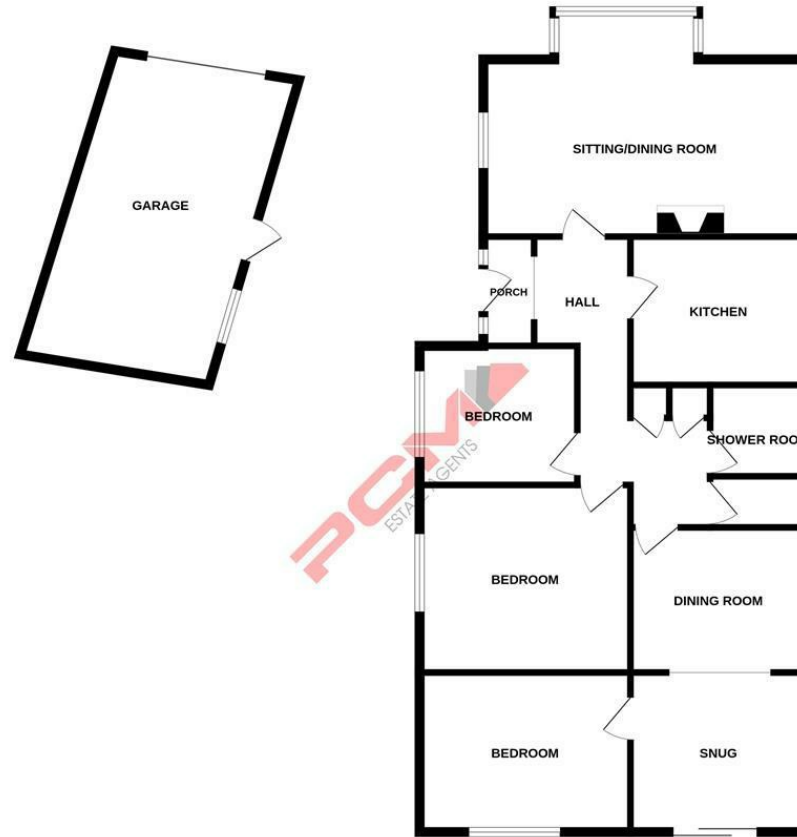
DETACHED GARAGE

Up and over door, personal door to side aspect, window to side aspect.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

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.