



ESTATE AGENTS

**63, Fern Road, St. Leonards-On-Sea, TN38 0UP**

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**Price £357,500**

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well-presented and well-proportioned DETACHED BUNGALOW with TWO BEDROOM, TWO RECEPTION ROOM plus CONSERVATORY, benefitting from BEAUTIFULLY LANDSCAPED FRONT AND REAR GARDENS and relatively level access to the front and rear.

This DETACHED BUNGALOW offers modern comforts to include gas fired central heating and double glazing. There is a GARAGE in a block nearby and SUPERB GARDENS ideal for the garden enthusiast or somebody simply looking for a lovely bungalow with a nice garden to enjoy.

Inside, the well-proportioned and well-appointed accommodation comprising a spacious porch leading to an L shaped entrance hall, from here you can access the living room with leads to the SEPARATE DINING ROOM and then the CONSERVATORY, in addition there is a MODERN KITCHEN, MODERN BATHROOM with TWO GOOD SIZED DOUBLE BEDROOMS.

Conveniently positioned within a sought-after road in this favourable region of St Leonards, close to bus routes and nearby amenities.

This BUNGALOW must be viewed to fully appreciate the quality of the accommodation and position on offer. Please call the owners agents now to book your viewing and avoid disappointment.

#### **DOUBLE GLAZED SLIDING PATIO DOORS**

Providing access to:

#### **PORCH**

Radiator, wood laminate flooring, power and light, further door to:

#### **L SHAPED ENTRANCE HALL**

Radiator, coving to ceiling, loft hatch providing access to loft space, large storage cupboard housing wall mounted boiler, additional storage space.

#### **LIVING ROOM**

17'7 x 11'1 (5.36m x 3.38m)

Dual aspect with double glazed windows to side and front, coving to ceiling, radiator, television point, fireplace with inset electric fire, archway through to:

#### **DINING ROOM**

10'5 x 8'5 (3.18m x 2.57m)

Wood laminate flooring, radiator, coving to ceiling, serving hatch through to kitchen, combination of wall and ceiling lighting, double glazed sliding patio doors to:

#### **CONSERVATORY**

12'9 x 9'1 (3.89m x 2.77m)

Wood laminate flooring, power point and lighting, double radiator, part brick construction with

UPVC double glazed windows to both side and rear elevations, UPVC double glazed French doors opening to landscaped rear garden.

#### **KITCHEN**

11' x 9' (3.35m x 2.74m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over, tiled splashbacks, four ring gas hob with oven below and extractor over, inset one & ½ bowl, drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, tile effect laminate flooring, double glazed window to rear aspect with lovely views onto the landscaped rear garden.

#### **BEDROOM ONE**

13'11 x 10'7 (4.24m x 3.23m)

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

#### **BEDROOM TWO**

11'2 x 7'7 (3.40m x 2.31m)

Coving to ceiling, radiator, double glazed window to front aspect with views over the beautifully landscaped front garden.

#### **BATHROOM**

Panelled bath with chrome mixer tap and electric power shower over bath, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, part tiled walls, tiled flooring, double glazed pattern glass window to front aspect.

#### **OUTSIDE - FRONT**

The property is set back from the road with a beautifully landscaped front garden, path leading to the front door, established and laid to lawn with a variety of mature flowering shrubs, plants and small trees including Plum and Pear which offer an abundance of colour and also privacy. There is also gated access down to the front elevation, with relatively level access.

#### **REAR GARDEN**

Beautifully landscaped and full of colour, established plants, shrubs and small trees, sections of lawn with several seating areas, offering areas of shade and sun to sit out and enjoy, gated side access to front, gated access to rear with pedestrian access and a walkway to your garage. There is a shed, sections of lawn, patio area, fenced boundaries and fruit trees- including Cherry and Pear.

#### **GARAGE**

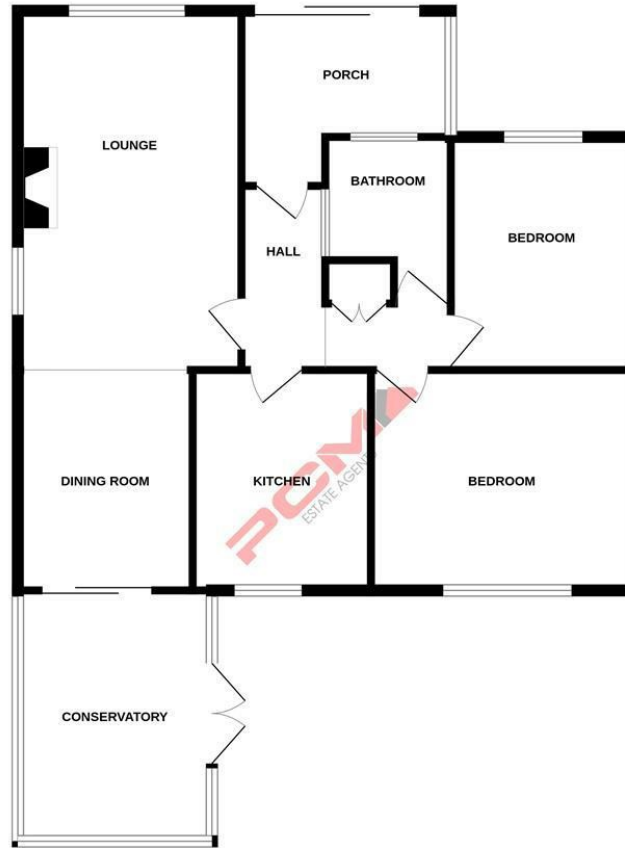
Located in a block nearby.







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
(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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(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			
EU Directive 2002/91/EC			
England & Wales			

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.