



PCMA
ESTATE AGENTS

449, Battle Road, St. Leonards-On-Sea, TN37 7BB

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Offers In Excess Of £390,000

PCM Estate Agents are delighted to offer for sale an opportunity to secure this individually designed and SPACIOUS FOUR BEDROOMED DETACHED BUNGALOW situated in this sought after location with access to roads leading to both the historic market town of Battle and Hastings town centre with it's comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The property has been the subject of much improvement by the present vendor which include a SUPERB MODERN FITTED KITCHEN with SILESTONE WORK SURFACE and open plan to 21' LOUNGE-DINER and then leading to an extension providing a 16' SITTING ROOM. Further benefits include gas central heating, double glazing, EN SUITE SHOWER ROOM to MASTER BEDROOM, THREE FURTHER BEDROOMS, bathroom and WC. Externally there are well proportioned gardens to the front and rear of the property with multiple outbuildings and ample OFF ROAD PARKING for multiple vehicles at the rear also.

The only way to truly appreciate the many merits of this superb family home is to arrange an immediate appointment via the owners agents, call now to avoid disappointment.

PART DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Double glazed window to side aspect, part glazed door to lounge/diner.

CLOAKROOM

Wash hand basin, low level WC, radiator, extractor fan.

LOUNGE/DINER

21'6" max x 13'3" max narrowing to 8'11" (6.55m max x 4.04m max narrowing to 2.72m)
Double glazed windows to side aspect, two radiators, part glazed double doors opening to sitting room, part glazed door to inner hallway, sun pipe, archway to:

KITCHEN

17'4" x 9'9" max (5.28m x 2.97m max)

Double glazed window to rear aspect, range of modern contemporary style high gloss base units comprising cupboards and drawers set beneath silestone work surface with matching up stand with matching wall units over, integrated wine rack, coloured glass feature splash back, contemporary style cooker hood over inset four ring induction hob, double oven and grill, inset 1½ bowl sink with waste disposal and mixer tap over, plumbing for dishwasher, plumbing for washing machine, part double glazed door opening to rear garden.

SITTING ROOM

16'1" x 11'8" (4.90m x 3.56m)

Double glazed windows to front aspect, velux window to side aspect, radiator, double glazed double doors opening to front garden, vaulted ceiling.

INNER HALLWAY

Trap hatch to loft space with drop down ladder, airing cupboard with hot water cylinder and immersion heater, radiator.

BEDROOM ONE

16'2" max narrowing to 11'3" x 12'6" max (4.93m max narrowing to 3.43m x 3.81m max)

Double glazed window to front aspect, radiator, part glazed door to:

EN-SUITE SHOWER ROOM

Velux window to side aspect, part tiled walls, tiled walk in shower cubicle, pedestal wash hand basin, low level WC, radiator, tiled floor.

BEDROOM TWO

11'0" max x 10'11" max (3.35m max x 3.33m max)

Double glazed window to side aspect, radiator.

BEDROOM THREE

11'7" x 9'7" (3.53m x 2.92m)

Double glazed window to side aspect, radiator.

BEDROOM FOUR

9'4" max x 8'5" (2.84m max x 2.57m)

Double glazed window to side aspect, radiator, built in cupboards.

BATHROOM

Part tiled wall, panelled bath with mixer spray attachment and fitted shower screen, pedestal wash hand basin, low level WC, inset ceiling spot lighting, sun pipe, heated towel rail/radiator.

FRONT GARDEN

Steps approaching from Battle Road leading to gardens laid principally to lawns with good size patio area, shed, large summer house with light and power, trees and shrubs.

REAR GARDEN

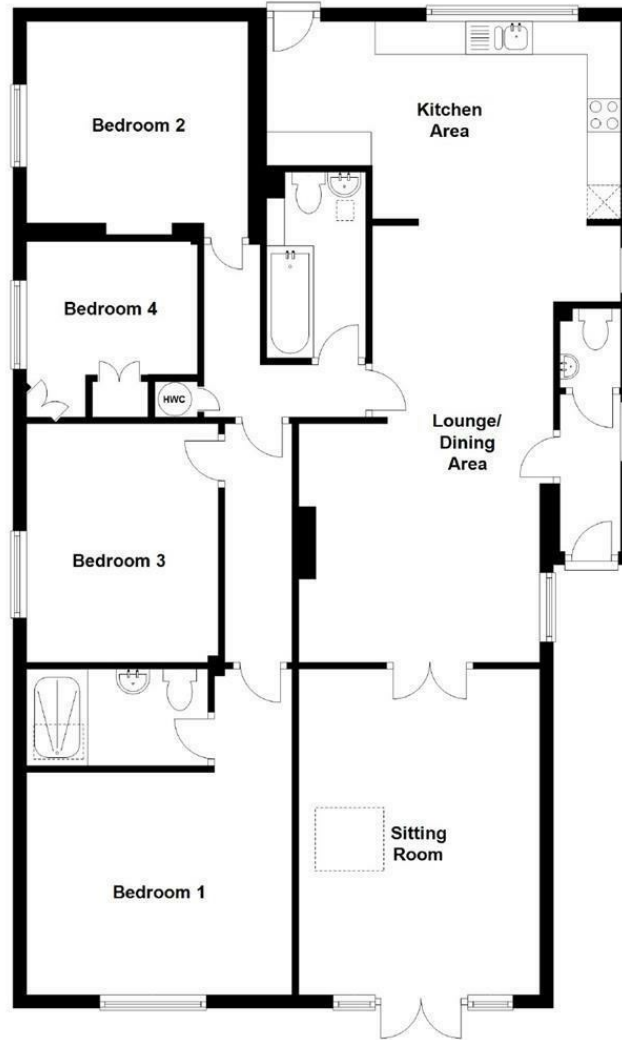
Laid to lawn with trees and shrubs, outside tap, large shed with exterior lighting and power, rear access gate opening on to driveway providing off road parking for multiple vehicles with green house.

Council Tax Band: D



Ground Floor

Approx. 121.2 sq. metres (1304.5 sq. feet)



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) A			<div style="text-align: center;"> 85 </div>
(81-91) B			
(69-80) C			
(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	