



ESTATE AGENTS

**50, St. Dominic Close, St. Leonards-On-Sea, TN38 0PH**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £439,950**

PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to acquire this exceptionally well-presented DETACHED THREE BEDROOMED BUNGALOW with DETACHED GARAGE, LANDSCAPED GARDEN and LOVELY SEA VIEWS. Tucked away in this incredibly sought-after and quiet cul-de-sac within West St Leonards.

The property has RELATIVELY LEVEL ACCESS to the front and rear, is well-positioned and offers modern comforts to include gas fired central heating and double glazing. The well-appointed spacious accommodation comprises an entrance hall, wc, DUAL ASPECT LOUNGE-DINING ROOM with PLEASANT SEA VIEWS, kitchen, inner hallway providing access to THREE BEDROOMS, two of which having built in/ fitted bedroom furniture, CONSERVATORY and bathroom. The third bedroom is versatile and could be used as a more formal dining room

Outside, to the front of the property there is a manicured lawn and a level path leading to the front door, section of side garden which is laid to lawn and a REAR GARDEN which is again laid to lawn with patio seating areas, established planting borders, water feature and ornamental pond. The garden is relaxing and has the tranquil sound of running water, it also enjoys PLENTY OF SUNSHINE and is private.

Conveniently positioned in this quiet cul-de-sac within easy reach of bus routes and amenities within St Leonards, including West St Leonards railway station. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED DOOR**

With pattern glass leading to:

#### **ENTRANCE HALL**

Double glazed windows to front elevation, wood laminate flooring, double radiator, telephone point, doors opening to:

#### **SEPARATE WC**

5'11 x 5'2 (1.80m x 1.57m)

Modern suite comprising a concealed cistern dual flush low level wc with vanity enclosed wash hand basin to the side, mixer tap and ample storage space beneath, part tiled walls, tiled flooring, coving to ceiling, radiator, double glazed pattern glass window to rear aspect.

#### **LOUNGE-DINING ROOM**

23'9 x 16'3 narrowing to 12'4 (7.24m x 4.95m narrowing to 3.76m)

Coving to ceiling, combination of wall and ceiling lighting, two radiators, television point, stone fireplace with inset gas living flame fire, double glazed window to side aspect, double glazed picture window to front aspect allowing for a good level of light to enter the room and having pleasant views extending to the sea, views of Beachy Head and Combe Valley Country Park.

#### **KITCHEN**

11'4 x 9'4 (3.45m x 2.84m)

Fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over, tiled splashbacks, four ring gas hob with waist level double oven and grill, space for tall fridge freezer, space and plumbing for washing machine, integrated dishwasher, inset resin one & ½ bowl drainer-sink with mixer tap, tiled flooring, television point, double glazed window and door to side aspect.

#### **INNER HALL**

Loft hatch providing access to loft space, radiator, wood flooring, large double storage cupboard housing wall mounted Worcester boiler, radiator and additional storage space.

#### **BEDROOM ONE**

12'10 x 11' (3.91m x 3.35m)

Built in double wardrobe, range of fitted bedroom furniture incorporating a wardrobe and chest of drawers, coving to ceiling, wood flooring, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM TWO**

10' x 9'5 (3.05m x 2.87m)

Built in wardrobe, range of fitted bedroom furniture incorporating wardrobes, over bed storage space and bedside tables, radiator, coving to ceiling, double glazed windows to side aspect with views onto the side section of garden.

#### **BEDROOM THREE/ FORMAL DINING ROOM**

12'7 x 7'5 (3.84m x 2.26m)

Wood flooring, radiator, double glazed sliding patio doors to the conservatory. Could be utilised as a third bedroom or additional reception room.

#### **CONSERVATORY**

9'5 x 9'3 (2.87m x 2.82m)

Part brick construction with double glazed windows to both side and rear elevations, tiled flooring, radiator, Apex polycarbonate roof, ceiling light with fan, pleasant outlook over the garden.

#### **BATHROOM**

Large corner bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with mixer tap, tiled walls, radiator, extractor fan for ventilation, double glazed pattern glass window to side aspect.

#### **OUTSIDE - FRONT**

The property is set back from the road with a manicured lawned front garden, pathway leading to front door, driveway providing off road parking.

#### **GARAGE**

Up and over door, double glazed window and door to rear aspect.

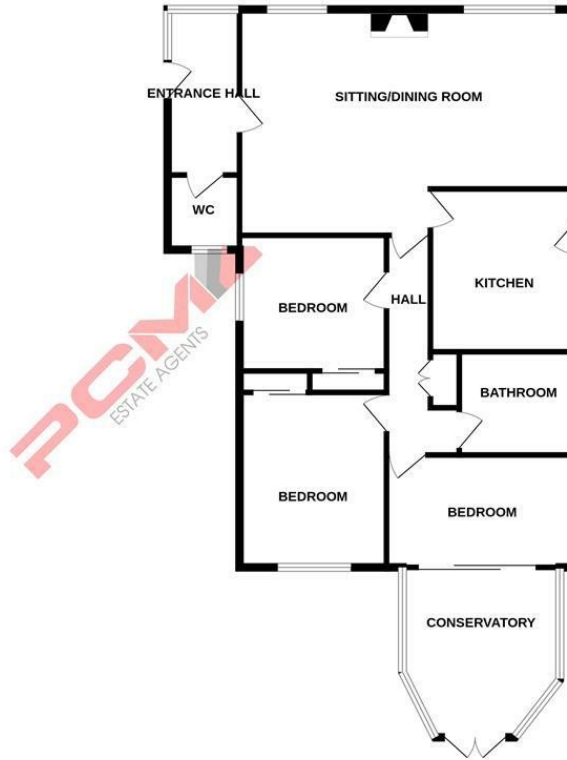
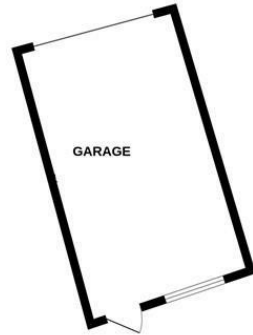
#### **REAR GARDEN**

Landscaped and laid to lawn, pond with rockery, established plants and flowers, relatively low-maintenance.

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) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>		66	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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			
<b>England &amp; Wales</b>		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.