



PCMA
ESTATE AGENTS

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Price £350,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN LINK-DETACHED TWO DOUBLE BEDROOMED BUNGALOW in this RARELY AVAILABLE quiet cul-de-sac. Offered to the market CHAIN FREE and with LEVEL FRONT ACCESS and a BEAUTIFULLY LANDSCAPED GARDEN.

This bungalow enjoys well-proportioned accommodation comprising a DUAL ASPECT LOUNGE-DINING ROOM, CONSERVATORY, kitchen, TWO DOUBLE BEDROOMS with fitted bedroom furniture, SHOWER ROOM with wc in addition to a SEPARATE WC. There is a block paved drive to the front providing OFF ROAD PARKING for multiple vehicles and an ATTACHED GARAGE with electric roller door, and the aforementioned LANDSCAPED GARDEN which is mainly laid to lawn with a stone patio abutting the property.

Conveniently positioned within easy reach of bus routes and nearby amenities, this bungalow must be viewed to fully appreciate the convenient position and overall accommodation on offer.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Coving to ceiling, dado rail, radiator, loft hatch providing access to loft space, airing cupboard housing immersion heater and offering additional storage space.

LOUNGE-DINING ROOM

22'9 x 12' (6.93m x 3.66m)

Dual aspect with double glazed window to front and double glazed sliding patio doors to rear opening to conservatory, coving to ceiling, two radiators, stone fireplace with stone hearth and inset electric fire, television point, telephone point.

CONSERVATORY

14'3 x 9'1 (4.34m x 2.77m)

Part brick construction with double glazed windows to both side and rear elevations, double glazed sliding doors to garden with a pleasant outlook can be enjoyed over the garden, radiator, tiled flooring.

KITCHEN

11' x 8'8 (3.35m x 2.64m)

Coving to ceiling, part tiled walls, tiled flooring, fitted with a matching range of eye

and base level cupboards and drawers with worksurfaces over, electric induction hob with cooker hood over, waist level double oven and grill, space and plumbing for washing machine, inset resin one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, wall mounted cupboard concealed boiler, double glazed window and door to side aspect.

BEDROOM ONE

12' x 10'3 (3.66m x 3.12m)

Coving to ceiling, radiator, ceiling light with fan, fitted bedroom furniture incorporating wardrobes and drawers, double glazed window to rear aspect with lovely views onto the garden.

BEDROOM TWO

12' x 8'7 (3.66m x 2.62m)

Coving to ceiling, radiator, fitted bedroom furniture incorporating wardrobes and over bed storage space, double glazed window to front aspect.

SHOWER ROOM

Walk in wet room style shower with pull down seat and electric shower, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, part tiled walls, tiled flooring, radiator, double glazed opaque glass window to side aspect.

SEPARATE WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, tiled flooring, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles, also providing access to the attached garage, outside security light.

GARAGE

16'4 x 8'8 (4.98m x 2.64m)

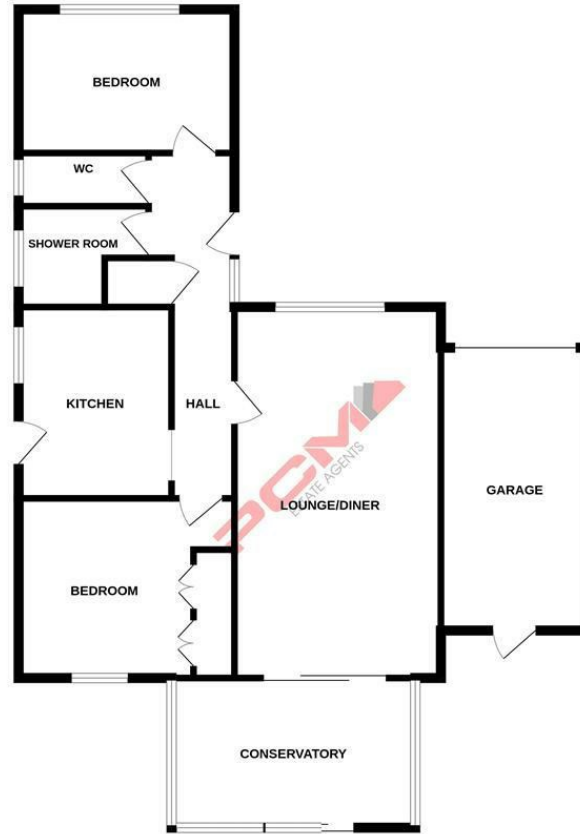
Electric roller door, power and light, access to a loft space, double glazed door to:

REAR GARDEN

Enjoying plenty of sunshine being landscaped and laid to lawn with a stone patio abutting the property, some planted borders, fenced boundaries, outside water tap, wooden shed, gated side access to the front.

Council Tax Band: C





TOTAL FLOOR AREA : 1026 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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			
(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	