



ESTATE AGENTS

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Guide Price £425,000

GUIDE PRICE £425,000 to £450,000

A BEAUTIFULLY PRESENTED & EXTENDED THREE BEDROOMED DETACHED CHALET STYLE BUNGALOW with LARGE GARDEN and OFF ROAD PARKING for multiple vehicles. Located on a sought-after road in St Leonards, within easy reach of the seafront.

The property features a 21ft MODERN KITCHEN-DINER with ISLAND being open plan to a 21ft LIVING/ FAMILY ROOM with two sets of double doors leading to the garden, TWO DOUBLE BEDROOMS, bathroom and a FIRST FLOOR BEDROOM enjoying SEA VIEWS. Externally the property boasts a well-presented, private and secluded REAR GARDEN which is considered family friendly, with an additional OUTBUILDING which is considered ideal for use as a home office or additional living accommodation. To the front, there is a driveway providing OFF ROAD PARKING for multiple vehicles.

Positioned within easy reach of bus routes and local amenities, please call the owners agents now to arrange your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Wall mounted gas fired boiler, door to:

HALLWAY

Spiral staircase leading to the upper floor accommodation, airing cupboard, wall mounted thermostat control, window to front aspect, radiator.

KITCHEN-DINER

21'5 x 11'10 (6.53m x 3.61m)

Beautifully presented and modern comprising a range of eye and base level units with island and breakfast bar, worksurfaces, four ring gas hob with extractor above and oven below, one & ½ bowl stainless steel inset sink with mixer tap, integrated fridge and freezer, space and plumbing for washing machine, ample space for dining table and chairs, radiator, television point, open plan to:

LIVING ROOM

21'1 x 10'10 (6.43m x 3.30m)

Two sets of double glazed French doors to rear aspect leading out to the garden, two further double glazed windows to rear aspect, two radiators, telephone point.

BEDROOM

14'11 max x 11'10 (4.55m max x 3.61m)

Double glazed bay window to front aspect, radiator, television point.

BEDROOM

11'9 max x 9'6 max (3.58m max x 2.90m max)

Double glazed window to side aspect, radiator.

BATHROOM

In need of modernisation, however the vendor is prepared to install a new bathroom subject to negotiations. Currently comprising a P shaped panelled bath with mixer tap, shower attachment and shower screen, wash hand basin with storage below, wc, chrome ladder style radiator, two double glazed obscured windows to side aspect.

Spiral staircase from the hallway leading to:

BEDROOM

15'10 max x 10'6 max (4.83m max x 3.20m max)

Built in storage cupboard, door providing access to eaves storage, Velux window to rear aspect enjoying a sea view, radiator.

REAR GARDEN

Beautifully presented private garden enjoying a sunny aspect and featuring a large area of decking ideal for seating and entertaining. The remainder of the garden is mainly laid to lawn with enclosed fenced boundaries and a brick built storage shed.

HOME OFFICE/ BEDROOM

Currently comprising two separate rooms:

ROOM ONE

14'11 x 7'4 (4.55m x 2.24m)

Double glazed obscured window to rear aspect and radiator.

ROOM TWO

7'4 x 4'10 (2.24m x 1.47m)

Double glazed window to front aspect, door to front aspect leading out to the driveway.

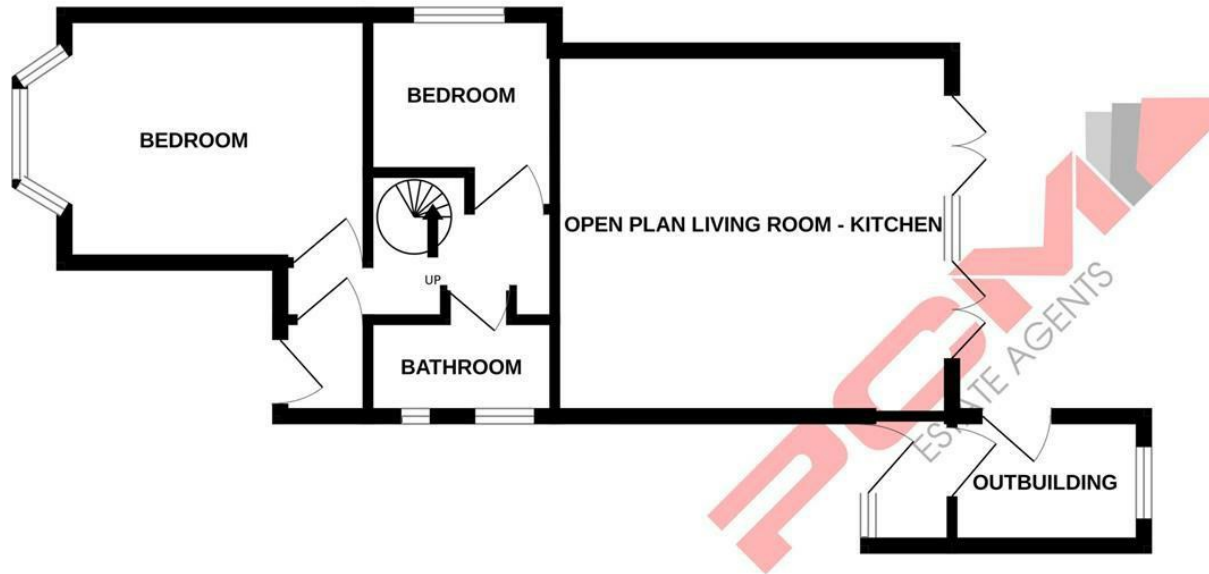
OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles, enclosed fenced and walled boundaries.

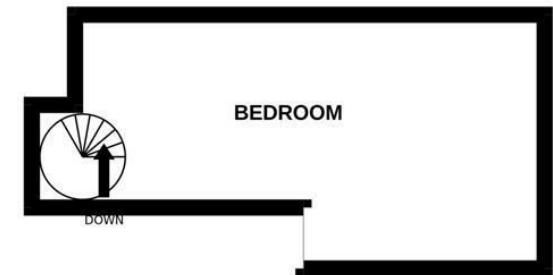
Council Tax Band: C



GROUND FLOOR



1ST 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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