



ESTATE AGENTS

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

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Guide Price £330,000

*** GUIDE PRICE £330,000 to £345,000 ***

PCM Estate Agents are delighted to present to the market an opportunity to secure this EXCEPTIONALLY WELL PRESENTED DETACHED TWO DOUBLE BEDROOM BUNGALOW, positioned in a quiet spot within this favourable region of St Leonards, close to local amenities and bus routes.

The bungalow offers relatively level FRONT AND REAR GARDEN and has a GARAGE located in a nearby block. Other modern comforts include GAS FIRED CENTRAL HEATING and double glazing.

The accommodation inside comprises of a spacious porch which opens seamlessly onto a I-shaped entrance hall. From here you access the TRIPLE ASPECT LOUNGE/DINING ROOM, MODERN KITCHEN, modern bathroom which has a bath and separate shower, and the TWO DOUBLE BEDROOMS.

Viewing comes highly recommended. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

LARGE SPACIOUS ENTRANCE PORCH

8'3 x 5'9 excluding door recess (2.51m x 1.75m excluding door recess)
Tiled flooring, downlights, radiator, ample space for coats and shoes, double glazed window to front aspect, further wooden partially glazed door opening to:

L-SHAPED ENTRANCE HALL

Wood laminate flooring, wall mounted consumer unit for electrics, downlights, radiator, hatch providing access to loft space.

DUAL ASPECT LOUNGE/DINING ROOM

29' x 11' narrowing to 8' (8.84m x 3.35m narrowing to 2.44m)
Triple aspect room with UPVC double glazed window to front, side aspects and UPVC sliding patio doors providing a pleasant outlook and access onto the garden, wood laminate flooring, two radiators, television point, downlights, fireplace with wooden mantle, tiled hearth and decorative downlights within, serving hatch through to kitchen.

KITCHEN

10'9 x 9'1 (3.28m x 2.77m)

Modern kitchen comprising a range of matching eye and base level cupboards and drawers with work surfaces and tiled splashbacks, under cupboard lighting as well as LED ceiling lighting, range style cooker, inset resin 1 1/2 bowl drainer sink unit with mixer tap, integrated tall fridge/freezer, UPVC double glazed window to rear aspect with lovely views onto the garden.

BEDROOM ONE

12'8 x 10'5 (3.86m x 3.18m)

Radiator, UPVC double glazed window to rear aspect with views onto the garden.

BEDROOM TWO

11'2 x 8'10 (3.40m x 2.69m)

Radiator, UPVC double glazed window to front aspect.

BATHROOM/SHOWER ROOM

Modern white suite comprising panelled bath with chrome mixer tap, separate stand alone corner walk-in shower enclosure with fitted waterfall style shower head and additional hand held shower attachment, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, dual flush low level wc, ladder style heated towel rail, part tiled walls, tiled flooring, wall mounted vanity mirror, double glazed obscure glass window to front aspect.

FRONT GARDEN

Lawned front garden with pathway to front door, gated side access to rear garden, outside light, space for wheelie bins.

REAR GARDEN

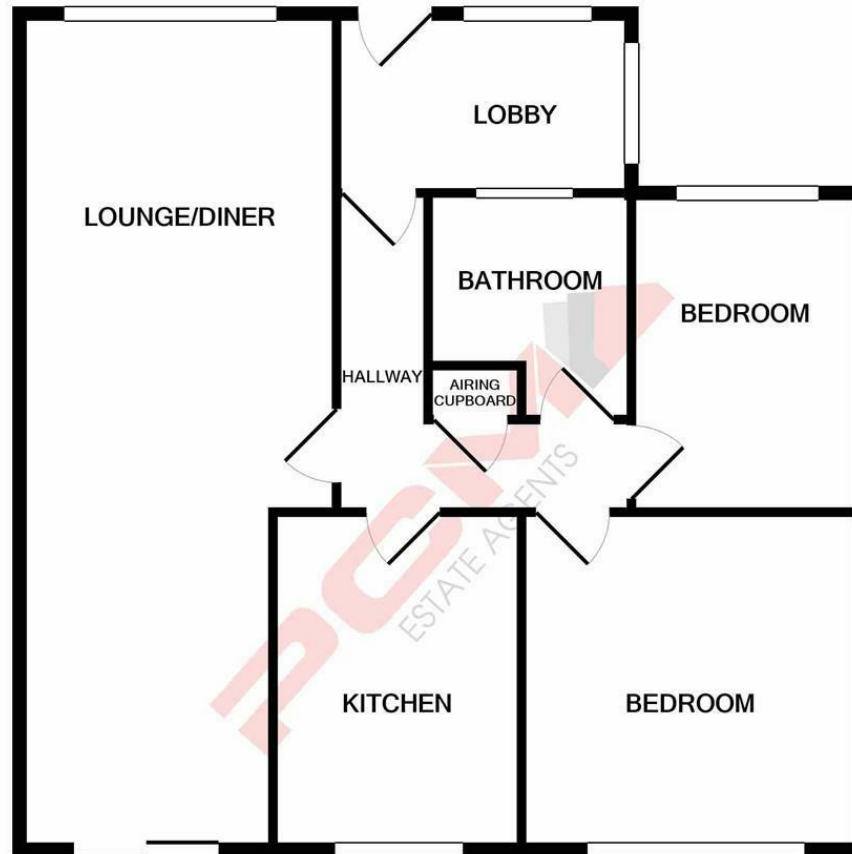
Mainly laid to lawn with a stone patio abutting the property, gated side access to front, wooden shed, fenced boundaries, planting beds. Rear gated access leading to a twitten which provides access to:

GARAGE

Located in a block nearby. Up and over door.

Council Tax Band: C





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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