



ESTATE AGENTS

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Guide Price £400,000

*** GUIDE PRICE £400,000 to £425,000 ***

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented DETACHED THREE BEDROOMED BUNGALOW having a GOOD SIZED GARDEN, DRIVEWAY and GARAGE, located within this favourable cul-de-sac within the village of Sedlescombe.

The bungalow offers modern comforts including gas fired central heating, double glazing and well-proportioned accommodation comprising an entrance hall with ample storage space, L shaped LOUNGE-DINING ROOM, DUAL ASPECT KITCHEN, THREE BEDROOMS and a bathroom. A delightful feature of this home is a GOOD SIZED GARDEN offering ample outside space for the garden enthusiast or to simply entertain or relax.

Tucked away in a quiet cul-de-sac, within easy reach of amenities, shops, bus routes, a local primary school and a local doctors surgery.

Please call the owners agents now to arrange your viewing and avoid disappointment.

CANOPIED PORCH

Double glazed door opening to:

ENTRANCE HALL

L-shaped, two radiators, wall mounted security alarm pad, wall mounted thermostat control for central heating.

LOUNGE/DINING ROOM

21'7" narrowing to 11'8" x 14' narrowing to 8'8" (6.58m narrowing to 3.56m x 4.27m narrowing to 2.64)

L-shaped room, dual aspect room with UPVC double glazed window to side, two UPVC double glazed windows to front aspect, two radiators, television point, telephone point, gas fireplace, serving hatch into kitchen.

KITCHEN

11'8" x 9' (3.56m x 2.74m)

Built with a range of matching eye and base level cupboards and drawers with work surfaces, electric hob with oven below and extractor over, inset 1 1/2 bowl sink unit with mixer tap, space and plumbing for washing machine, wall mounted

cupboard concealed boiler, space for under counter fridge/freezer, ceiling downlights, double glazed window and door to side aspect.

MASTER BEDROOM

12'1" x 10'9" narrowing to 8'6" (3.68m x 3.28m narrowing to 2.59m)

Radiator, UPVC double glazed window to rear aspect.

BEDROOM

11'4" x 8'10" (3.45m x 2.69m)

Radiator, UPVC double glazed window and single door to garden.

BEDROOM

9'3" x 8'8" (2.82m x 2.64m)

Radiator, UPVC double glazed window to side aspect.

BATHROOM/SHOWER ROOM

Panelled bath, separate walk-in shower, pedestal wash hand basin, low level wc, radiator, loft hatch, shaver point, extractor fan, downlights, double glazed patterned glass window to side aspect.

FRONT GARDEN

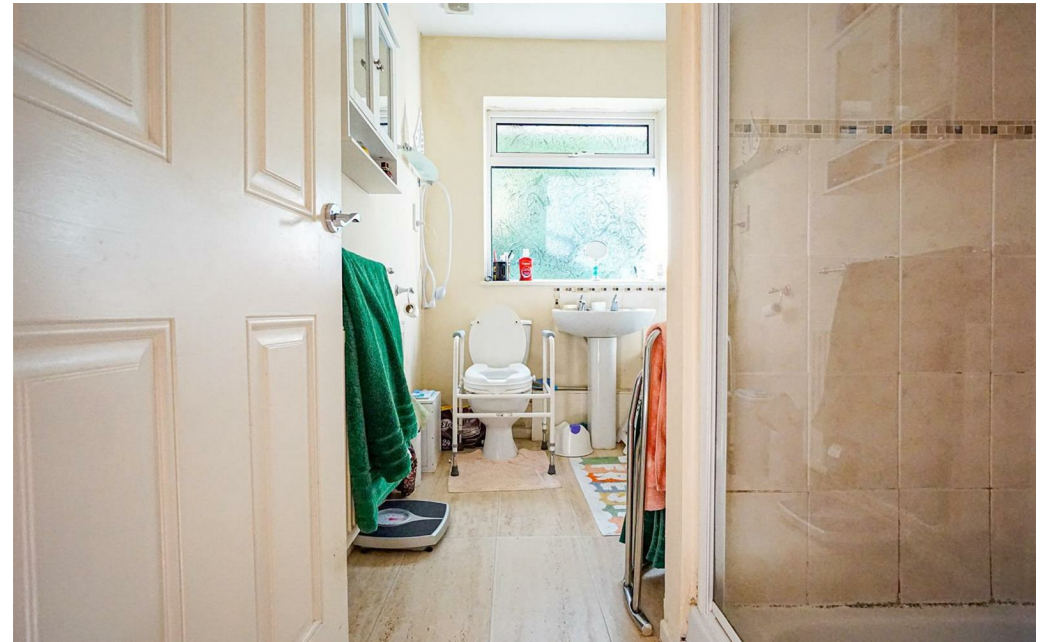
Tandem double driveway, lawned front garden, gated side access. Access to:

GARAGE

Up and over door, power and light. Part of the garage has been partially converted to be utilised as a study/storage area, This can be easily removed to re-instate to a garage space.

REAR GARDEN

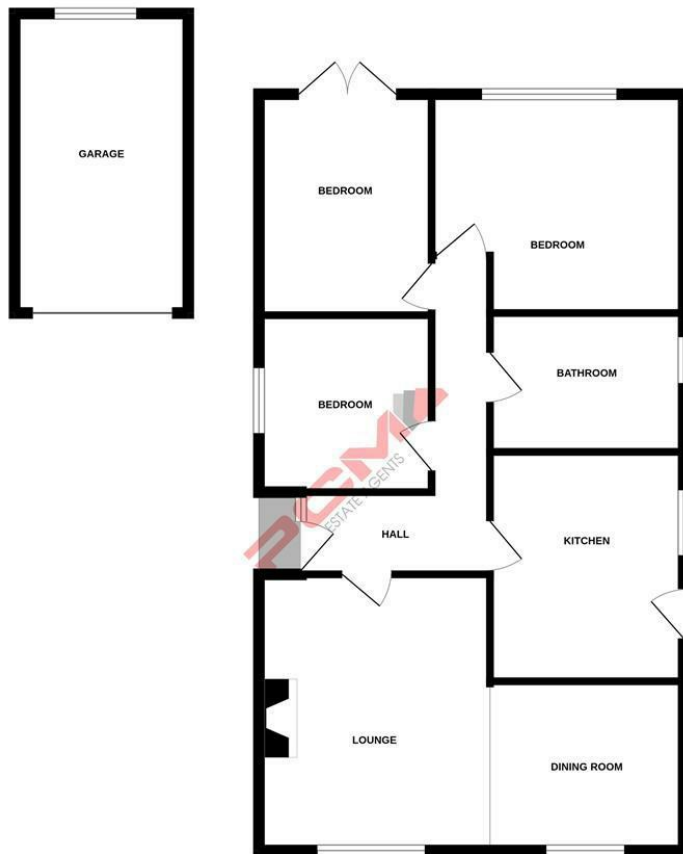
Patio abutting the property which then opens up onto a large section of relatively level lawn, planting beds, greenhouse, gated side access to front, outside lighting and powerpoints. The garden is South-West facing.







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) 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			
			84
		64	
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	

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.