



ESTATE AGENTS

**10, Wishingtree Lane, St. Leonards-On-Sea, TN38 9JX**

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**Price £385,000**



An opportunity has arisen to acquire this spacious TWO BEDROOMED DETACHED BUNGALOW occupying a GENEROUS PLOT towards the end of a highly sought-after and RARELY AVAILABLE PRIVATE LANE within St Leonards.

The property is offered to the market CHAIN FREE with lots of potential for those looking for a PROPERTY TO IMPROVE. Offering spacious accommodation comprising an entrance hallway, 19ft LIVING ROOM leading onto a SUN ROOM which overlooks the garden, a KITCHEN-BREAKFAST ROOM, TWO DOUBLE BEDROOMS and a SHOWER ROOM.

Externally the property offers GENEROUS GARDENS to the front and rear, with the rear being a particularly good size and predominantly level, whilst enjoying a SOUTHERLY ASPECT in addition to AMPLE OFF ROAD PARKING and a GARAGE.

Located towards the end of a RARELY AVAILABLE PRIVATE ROAD in St Leonards, within easy reach of the seafront. The property is considered an IDEAL HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with built in storage cupboard, separate airing cupboard, radiator, wall mounted thermostat control, loft hatch.

#### **LOUNGE**

19'11 max x 18'5 max (6.07m max x 5.61m max)

Spacious triple aspect room with double glazed windows to front and side aspects, sliding patio doors to rear aspect leading to:

#### **SUN ROOM**

17'10 x 9'4 (5.44m x 2.84m)

Double glazed sliding doors to rear aspect enjoying a pleasant outlook over the garden, double glazed window to side aspect, radiator, door to:

#### **KITCHEN-BREAKFAST ROOM**

14'11 x 9'11 (4.55m x 3.02m)

Comprising a range of eye and base level units with worksurfaces over, electric cooker/ hob with extractor above, inset one & ½ bowl stainless steel sink with mixer tap, under cabinet space for appliances, breakfast bar, radiator.

#### **BEDROOM**

15' x 14'5 (4.57m x 4.39m)

Double glazed bay window to front aspect, double glazed window to side aspect, radiator.

#### **BEDROOM**

11'9 x 10'4 (3.58m x 3.15m)

Double glazed window to side aspect, radiator.

#### **SHOWER ROOM**

7'8 x 7'4 (2.34m x 2.24m)

Walk in double shower, wc, wash hand basin sunken into vanity unit with storage below, radiator, tiled walls, double glazed obscured window to side aspect.

#### **GARAGE**

16'3 x 8'4 (4.95m x 2.54m)

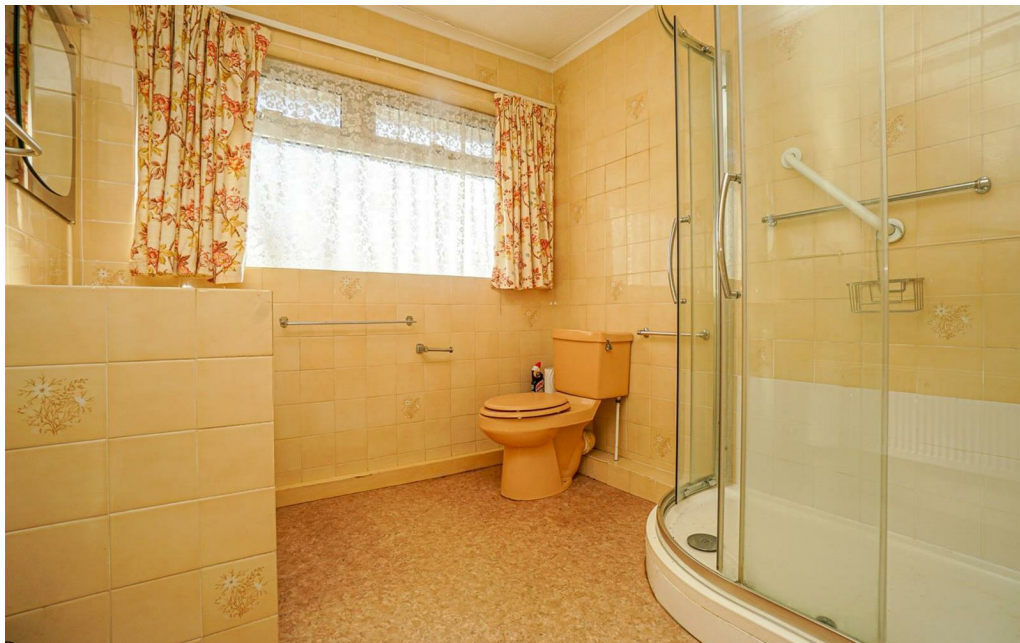
Up and over door, power and lighting, window to front aspect.

#### **OUTSIDE - FRONT**

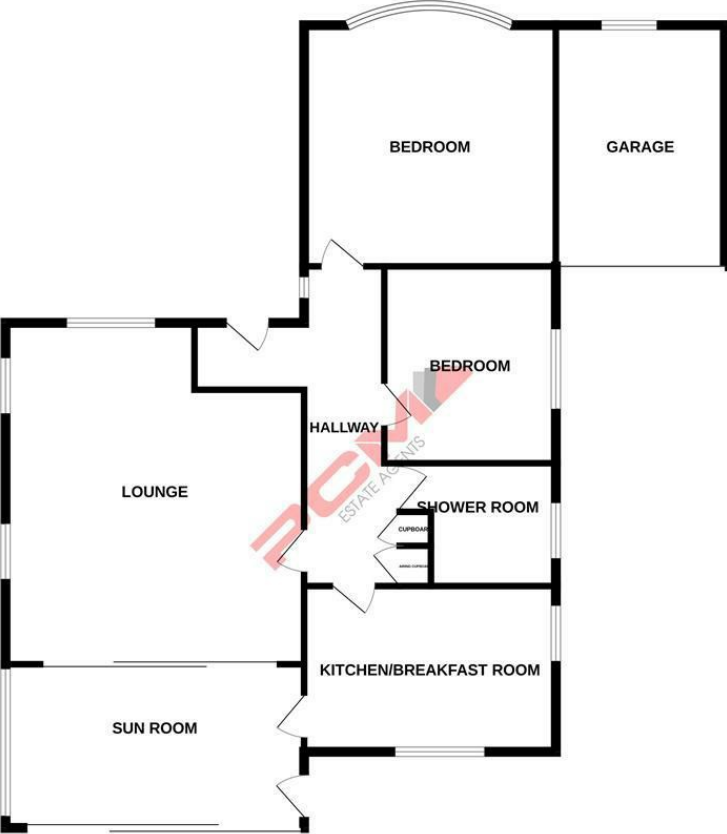
Set back from the road with well-presented gardens mainly laid to lawn with a range of mature shrubs, plants and trees, pathway and lockable gate providing access to Crowhurst Road.

#### **REAR GARDEN**

Large private garden which is predominantly level throughout and enjoys a southerly aspect. The garden features a patio area ideal for seating and entertaining, predominantly laid to lawn and features a range of mature shrubs, wooden storage shed, driveway providing vehicular access from the lane leading to the property and the garage.



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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