



ESTATE AGENTS

**10, Adelaide Road, St. Leonards-On-Sea, TN38 9DA**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £255,000**



GUIDE PRICE £255,000-£265,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, UNIQUE & INDIVIDUAL DETACHED TWO BEDROOM BUNGALOW located within this sought-after region of St Leonards with a block paved drive providing OFF ROAD PARKING for two vehicles and a LEVEL GARDEN with above-ground HEATED SWIMMING POOL.

Inside, the property is EXCEPTIONALLY WELL-PRESENTED and well-proportioned comprising an entrance hall, BAY FRONTED LOUNGE-DINING ROOM with WOOD BURNING STOVE, good sized MODERN KITCHEN, access to a lean-to offering further storage space and further access to the front of the bungalow, TWO DOUBLE BEDROOMS and a NEWLY FITTED SHOWER ROOM. The property has a block paved drive to the front providing OFF ROAD PARKING with an ELECTRIC CAR CHARGING POINT and a LOW-MAINTENANCE GARDEN with an above-ground HEATED SWIMMING POOL.

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

#### **CANOPIED STORM PORCH**

Double glazed pattern glass front door opening to:

#### **ENTRANCE HALL**

Stripped wooden floorboards, loft hatch providing access to loft space, wall mounted digital control for gas fired central heating, door to:

#### **LOUNGE-DINING ROOM**

16' into bay narrowing to 12'2 x 13'9 (4.88m into bay narrowing to 3.71m x 4.19m)

Picture rail, stripped wooden floorboards, telephone & television point, ample space for dining table, fireplace with wooden mantle, stone hearth and inset wood burning stove, double glazed bay window to rear aspect with pleasant views onto the garden, double radiator,

#### **KITCHEN**

10'5 x 8'8 (3.18m x 2.64m)

Fitted with a matching range of eye and base level cupboards and drawers with

complimentary working surfaces and matching upstands over, five ring gas hob with fitted cooker hood over and waist level double oven and grill, space and plumbing for washing machine, slimline dishwasher, under counter fridge and separate freezer, wall mounted Worcester combi boiler, inset one & ½ bowl drainer-sink unit with mixer tap, double glazed window to side aspect, door opening to:

#### **LEAN TO**

Storage cupboard, window to side aspect, further wooden stable style door opening to front aspect.

#### **BEDROOM ONE**

12'6 x 10'6 (3.81m x 3.20m)

Radiator, double glazed window to front aspect.

#### **BEDROOM TWO**

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

Exposed wooden floorboards, radiator, double glazed door and window to rear aspect with access and outlook onto the garden.

#### **SHOWER ROOM**

Fitted modern suite comprising a large walk in shower enclosure with chrome shower fixings, waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, aquaboard walls, wood laminate flooring, down lights, extractor for ventilation, double glazed pattern glass window to front aspect.

#### **OUTSIDE - FRONT**

Block paved drive providing off road parking for two vehicle side-by-side, electric car charging point, security light, section of artificially laid lawn, side access fenced gate to rear garden.

#### **REAR GARDEN**

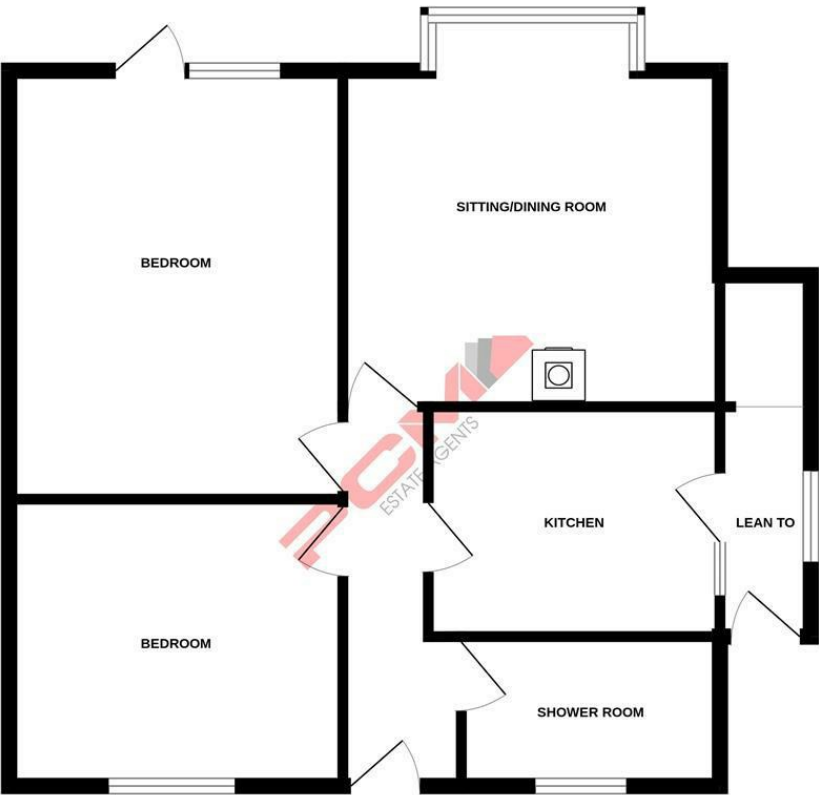
Expansive and level family friendly garden, having a combination of artificially laid lawn and turf, ample space for patio furniture, above-ground heated swimming pool, gated access to front, fenced boundaries and wooden shed.

Council Tax Band: C





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.  
Made with Menepra C2023

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		66
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC