



34, Arbourvale, St. Leonards-On-Sea, TN38 0XY

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Price £239,950

PCM Estate Agents are delighted to present to the market an opportunity to purchase this CHAIN FREE TWO BEDROOM SEMI-DETACHED BUNGALOW conveniently positioned in this sought-after region of St Leonards, with ALLOCATED PARKING and an ENCLOSED PRIVATE REAR GARDEN.

This bungalow offers modern comforts including electric central heating and UPVC double glazed windows throughout. The accommodation is well-proportioned and comprises a spacious entrance hall, LOUNGE-DINER, MODERN KITCHEN, inner hall providing access to TWO BEDROOMS and a bathroom. The property is IN NEED OF SOME MODERNISATION but would still present well to the market. There is an ENCLOSED PRIVATE REAR GARDEN with patio and section of lawn.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wall mounted electric radiator, storage cupboard, telephone point, doors to:

KITCHEN

10'1 x 6'9 (3.07m x 2.06m)

Part tiled walls, tile effect vinyl flooring, fitted with a matching range of eye and base level cupboards and drawers, complimentary worksurfaces, drainer-sink with mixer tap, electric hob with oven below, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to front aspect.

LOUNGE-DINING ROOM

16'1 x 12'8 (4.90m x 3.86m)

Coving to ceiling, television point, wall mounted electric radiator, double glazed window to front aspect, door to:

INNER HALL

Loft hatch to loft space, doors opening to:

BEDROOM

12' x 9'6 (3.66m x 2.90m)

Fitted wardrobes, wall mounted electric radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

10'3 x 7'3 (3.12m x 2.21m)

Wall mounted electric radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

Panelled bath with mixer tap, electric shower over bath, low level wc, pedestal wash hand basin, electric wall mounted radiator, part tiled walls, double glazed window with obscured glass to side aspect.

OUTSIDE SPACE

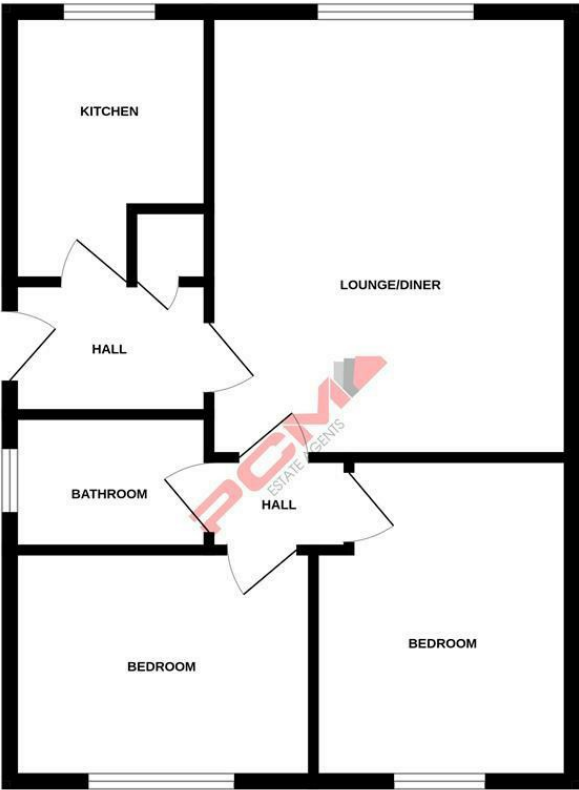
The property is set back from the road in an elevated position with steps up to the lawned front garden, gated access to side elevation, outside water tap, patio/ seating area with wraps around to the rear elevation. From the patio there is also a lawned area.

ALLOCATED PARKING BAY

Located to the left hand side of the small section of lawn with three posts in.



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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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	43	88
(81-91) B		
(69-80) C		
(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 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	