



ESTATE AGENTS

**44, Conqueror Road, St. Leonards-On-Sea, TN38
8DD**

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

Price £325,000

A beautifully presented TWO BEDROOM SEMI-DETACHED BUNGALOW with FANTASTIC VIEWS, located within a sought-after and quiet cul-de-sac in West St Leonards, within easy reach of the seafront. The property benefits from OFF ROAD PARKING, a SOUTH FACING REAR GARDEN and a LUXURY LOG CABIN with SUN DECK offering fantastic views.

The property offers spacious accommodation throughout which has recently been RE-DECORATED, including a freshly painted exterior. Accommodation comprises a generous entrance hallway, 22ft living room, MODERN KITCHEN, TWO DOUBLE BEDROOMS and a SHOWER ROOM. Externally the property boasts a PEACEFUL REAR GARDEN which enjoys a SUNNY ASPECT, whilst to the front there is a driveway providing OFF ROAD PARKING.

A particular feature of this property is a LOG CABIN in the rear garden with electric, double glazing and being fully insulated enabling year round use, considered ideal for use as a home office/ studio/ additional living accommodation. From here you can also access a raised decked area to the rear which offers a stunning spot to relax and take in VIEWS over OPEN COUNTRYSIDE and towards the SEA.

The property also has the benefit of Ultra High Speed Broadband from Trooli and offers fantastic DEVELOPMENT POTENTIAL to extend into the loft, subject to the necessary planning consents.

Located just a few minutes walk from the seafront whilst also being within easy reach of West St Leonards railway station, local schools, independent shops and cafes nearby. On your doorstep there are beautiful walks at South Saxon Nature Reserve, ideal for dog walkers.

Please call PCM Estate Agents now to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Loft hatch, wall mounted thermostat control, radiator, leading to:

LIVING ROOM

22'5 x 9'4 (6.83m x 2.84m)

Spacious light and airy room enjoying a southerly aspect, double glazed sliding patio doors leading out to the garden, double glazed window to rear aspect enjoying partial views of the sea, two radiators, feature fire surround.

KITCHEN

11'7 x 7'5 (3.53m x 2.26m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, oven and grill below, integrated fridge freezer, space and plumbing for washing machine, integrated dishwasher, radiator, double glazed windows to front and side aspects.

BEDROOM

14'6 x 11'1 narrowing to 9'11 (4.42m x 3.38m narrowing to 3.02m)

Formerly the living room, double glazed bay window to front aspect, range of built in wardrobes, radiator.

BEDROOM

12'8 x 11' (3.86m x 3.35m)

Double glazed window to rear aspect enjoying a sea view, radiator.

SHOWER ROOM

7'4 x 5'9 (2.24m x 1.75m)

Walk in double shower with shower screen, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, tiled walls, airing cupboard, double glazed obscured window to side aspect.

REAR GARDEN

The property enjoys a private and enclosed south facing garden featuring a patio area abutting the property, offering ample space for seating and entertaining, a large storage shed/ workshop and an area being predominantly laid to lawn. There are enclosed fenced boundaries, side access to the front of the property and a spacious undercroft storage area set beneath the rear decking. Below the deck there is additional usable space and a storage room beneath the cabin.

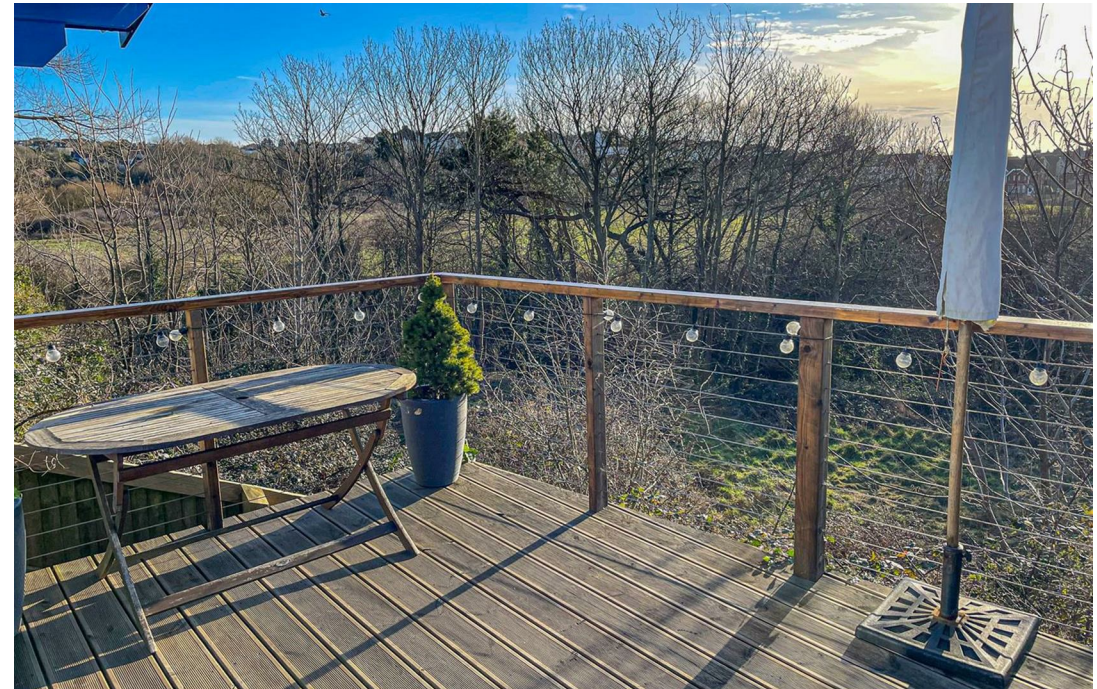
LOG CABIN

20'5 x 9' (6.22m x 2.74m)

A particular feature being fully insulated and double glazed with three windows to the side aspect overlooking the garden and double doors opening to rear aspect leading onto the balcony- offering ample space for further seating and entertaining whilst also enjoying a fantastic outlook. This room also features power, lighting and can be used all year round.

OUTSIDE - FRONT

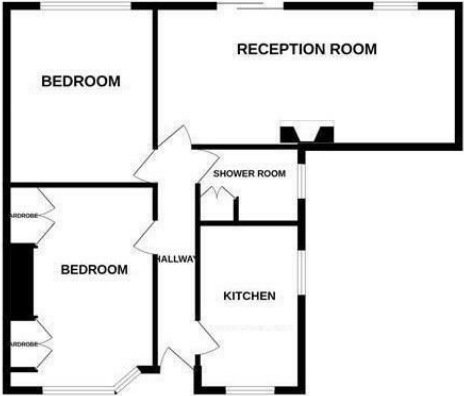
Driveway providing off road parking in addition to well-presented front gardens, with steps down from street level.








GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 ©2005.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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

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.