



**17, Douce Grove, St. Leonards-On-Sea, TN38 0YH**

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

**Price £259,950**



PCM Estate Agents welcome to the market this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW with a PRIVATE AND ENCLOSED REAR GARDEN in addition to ALLOCATED PARKING SPACE. Located in a sought-after and quiet cul-de-sac within West St Leonards and offered to the market CHAIN FREE.

Accommodation comprises an entrance hallway, LOUNGE-DINER, kitchen, TWO DOUBLE BEDROOMS, one of which having access to a LEAN TO/ CONSERVATORY, and a SHOWER ROOM. Externally the property also enjoys a PRIVATE AND ENCLOSED GARDEN with multiple seating areas in addition to an ALLOCATED PARKING SPACE close by.

If you are looking for a BUNGALOW with RELATIVELY LEVEL ACCESS in a quiet cul-de-sac, look no further and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Built in storage cupboard, radiator,

#### **LOUNGE-DINER**

15'10 x 12'2 (4.83m x 3.71m)

Double glazed window to front aspect, radiator.

#### **KITCHEN**

9'8 x 6'7 (2.95m x 2.01m)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, space for fridge freezer, stainless steel inset sink with mixer tap, space and plumbing for washing machine, double glazed window to front aspect.

#### **BEDROOM**

11'5 x 8'11 (3.48m x 2.72m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

10'4 x 7'5 (3.15m x 2.26m)

Double glazed door and window to rear aspect, radiator.

#### **CONSERVATORY/ LEAN TO**

Single glazed windows to rear and side aspects, with additional timber storage room attached featuring doors to front & rear aspects, considered ideal for use as storage shed or bike store.

#### **SHOWER ROOM**

7' x 5'5 (2.13m x 1.65m)

Walk in double shower, dual flush wc, wash hand basin set into vanity unit with storage below, radiator, double glazed obscured window to side aspect.

#### **REAR GARDEN**

Private and enclosed, enjoying a sunny aspect and featuring multiple decked areas providing ample space for outdoor seating and entertaining. The rest of the garden is predominantly laid to lawn with some mature shrubs, large storage shed, smaller log store/ storage shed and enclosed fenced boundaries.

#### **PARKING**

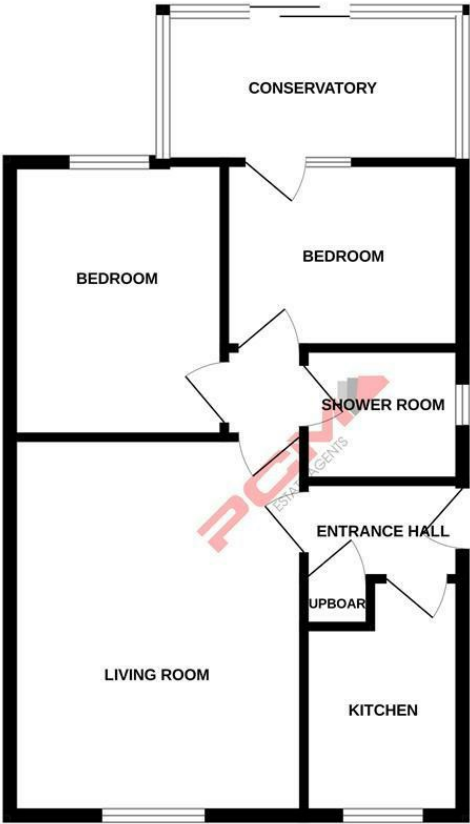
The property also benefits from an allocated parking space close by.







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		
(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 <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		