

PCM
ESTATE AGENTS

58, St. Dominic Close, St. Leonards-On-Sea, TN38 0PH

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Price £425,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE, THREE BEDROOM DETACHED BUNGALOW, positioned in this quiet cul-de-sac in this incredibly sought-after region of St Leonards. Modern comforts include gas fired central heating, double glazing, driveway providing OFF ROAD PARKING for multiple vehicles, GARAGE and a LOVELY GARDEN.

The property is in generally good order with accommodation comprising a porch leading to entrance hall, TRIPLE ASPECT LOUNGE, kitchen, THREE BEDROOMS, shower room and a CONSERVATORY. The property also has relatively level front access and a GARDEN which is mainly level and laid to lawn with patio. The garden does then drop down to a further area with a greenhouse.

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

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE PORCH
Double glazed obscured glass window to the side aspect and tiled flooring. A further wooden, partially glazed door opens into:

ENTRANCE HALL
Coving to ceiling, double radiator, loft hatch, two storage cupboards; one providing general storage and the other an airing cupboard housing the immersion heater, and wall-mounted thermostat for gas-fired central heating system.

LOUNGE-DINING ROOM
22' max x 14'8 narrowing to 9'9 (6.71m max x 4.47m narrowing to 2.97m)
A generously proportioned triple-aspect room enjoying plenty of natural light, with double glazed windows to the front and side aspects and sliding patio doors to the rear opening into the conservatory. The room further benefits from two double radiators, coving to ceiling, television point, wall mounted electric fire and a serving hatch through to the kitchen.

KITCHEN
10'7 x 9'8 (3.23m x 2.95m)
Fitted with a matching range of wall-mounted and base units, incorporating cupboards and drawers with work surfaces over, inset one & ½ bowl stainless-steel sink unit with mixer tap, a wall mounted cupboard concealed boiler and a serving hatch through to the lounge-dining room. Additional features include tiled flooring, space for a gas cooker and further appliances, an integrated dishwasher and an integrated tall fridge freezer, double glazed window and door to the rear provide views and access into the conservatory.

BEDROOM
13'6 x 11'2 (4.11m x 3.40m)
A well proportioned principal bedroom benefiting from a double glazed window to the front aspect, radiator and coving to ceiling.

BEDROOM
9'4 x 7'9 (2.84m x 2.36m)
A further bedroom with a double glazed window to the front aspect, radiator and coving to ceiling.

BEDROOM
11' x 8'6 (3.35m x 2.59m)
Double glazed window overlooking the rear aspect, radiator and coving to ceiling.

SHOWER ROOM
Walk-in shower enclosure incorporating a power shower, wash hand basin set within a wall mounted vanity unit and low level wc with dual flush facility. Further features include tiled walls and flooring, a heated towel rail and two double glazed windows to the rear aspect, both featuring obscured glass.

CONSERVATORY
21' x 6'3 (6.40m x 1.91m)
A particularly spacious conservatory of part-brick construction, accessible from both the lounge-dining room and kitchen. The conservatory benefits from double glazed windows to both side elevations and the rear, together with double glazed sliding doors opening onto the garden. Enjoying pleasant views and provides direct access to the rear garden, with far-reaching views across Filsham Valley.

OUTSIDE - FRONT
Driveway providing off road parking for multiple vehicles and leading to a detached garage. The front garden is arranged into two areas of lawn, divided by a central pathway leading to the front entrance, with established planted borders providing additional greenery.

DETACHED GARAGE
Electric up and over door to the front elevation and an additional garage door to the rear. The rear door provides potential drive-through access towards the rear garden, subject to the available access and layout.

REAR GARDEN
The rear garden is a particularly private outdoor space arranged over two terraces, enjoying lovely far-reaching views across Filsham Valley. The upper terrace, immediately adjoining the property, is level and laid to lawn, with a pathway running alongside the house providing access towards the garage and gated access to the front of the property. The garden continues down to a lower level, which would benefit from some cultivation and landscaping, offering an opportunity for a purchaser to personalise the space to their own taste. The garden is enclosed by fencing and provides a high degree of privacy. There is also a summerhouse and a stone-paved patio, providing an ideal space for outdoor dining, entertaining and enjoying the surrounding views.

Council Tax Band: D

















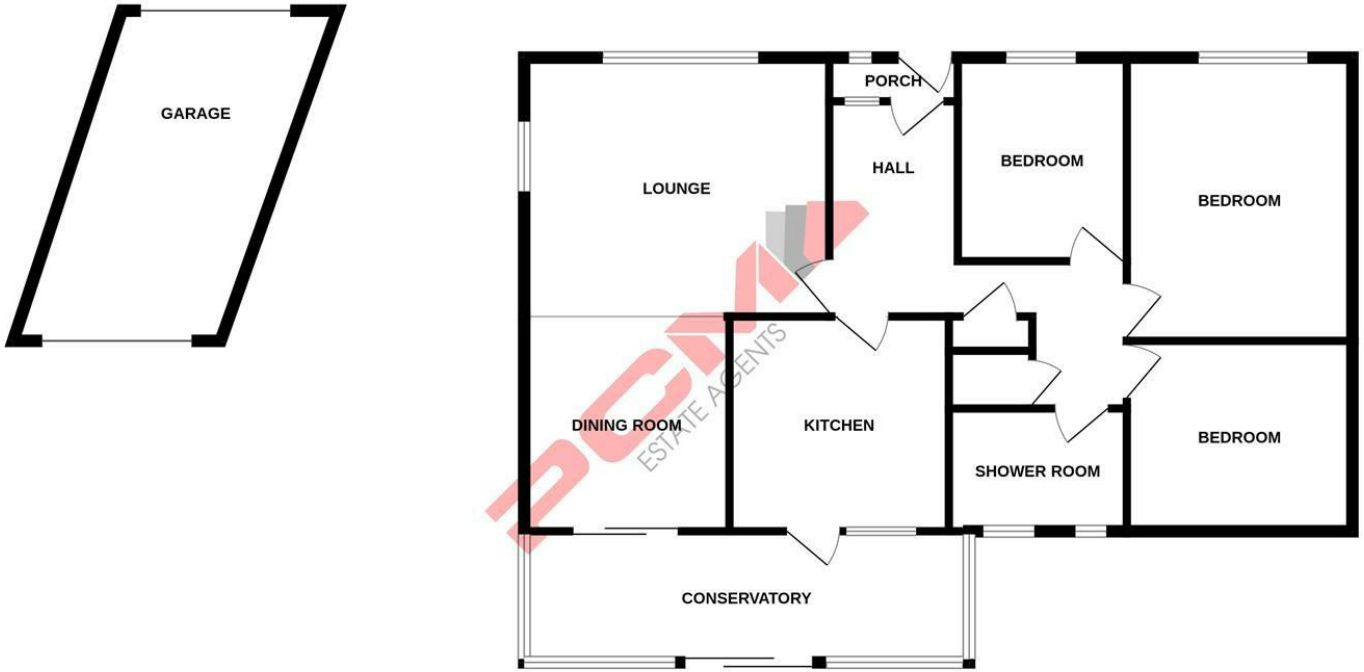




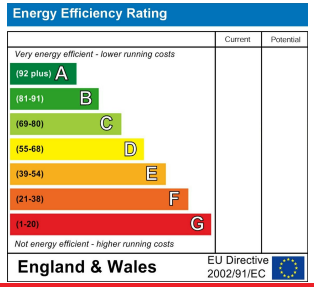


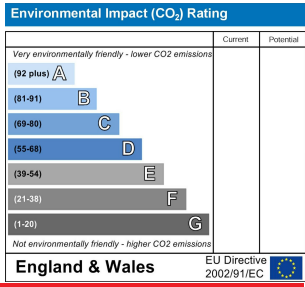


GROUND FLOOR



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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