



453, Battle Road, St. Leonards-On-Sea, TN37 7BB

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Price £400,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this RENOVATED THREE BEDROOM DETACHED BUNGALOW, finished to a HIGH STANDARD throughout, offering versatile and well-appointed accommodation.

The property comprises an entrance hall, LOUNGE with WOOD BURNING STOVE, spacious KITCHEN-DINING ROOM, THREE BEDROOMS, family bathroom and a SHOWER ROOM. The current owners have modernised the home to create a STYLISH AND COMFORTABLE LIVING environment, ready to move straight into. The property has gas fired central heating, double glazing and is conveniently located within easy reach of local amenities.

Set back from the road and occupying an ELEVATED POSITION, the property boasts a LARGE FRONT GARDEN incorporating a DETACHED HOME OFFICE/ GYM, complete with power and lighting. The property benefits from OFF ROAD PARKING to the front. The well-kept garden features a substantial patio area with outside power and space for hot tub, creating a private outdoor entertaining space. Further benefits include a WORKSHOP, formerly the double garage, CAR PORT and concrete hard-standing providing ADDITIONAL PARKING for multiple vehicles.

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

DOUBLE GLAZED DOOR

Opening into:

SPACIOUS ENTRANCE PORCH

Tiled flooring, electric radiator, ample space for coat and shoe storage, further double glazed door opening into:

ENTRANCE HALL

Engineered oak flooring, radiator, loft hatch, storage cupboard housing the electric meter and consumer unit with shelving above, door opening into:

LOUNGE

12'5 x 11'1 (3.78m x 3.38m)

Engineered oak flooring, radiator, feature wood burning stove and stone heath, double glazed window to front aspect overlooking the garden, further door opening to:

KITCHEN

16' max x 12'6 (4.88m max x 3.81m)

Newly fitted with a range of eye and base level units, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, space for tall fridge freezer, eye level double electric oven with space for microwave above, five ring gas hob with extractor above, inset one & ½ bowl sink with mixer tap, part tiled walls, engineered oak flooring, breakfast bar counter with granite worktop, integrated wine cooler with storage beneath, radiator, dual aspect windows to side and rear, door opening to:

DINING ROOM

15'1 x 6'7 (4.60m x 2.01m)

Engineered oak flooring, LED inset ceiling spotlights, two vertical radiators, double glazed windows and doors opening to the rear garden, opening to:

INNER HALLWAY/ LOBBY

Built in storage cupboards providing ample space for shoe storage, door opening to:

BEDROOM

11'6 x 7'7 (3.51m x 2.31m)

Engineered oak flooring, radiator, dual aspect with double glazed windows to the side and rear aspects, door opening to the rear garden.

BATHROOM

Tiled bath with mixer tap and shower attachment, separate walk in shower with waterfall style shower head, wash hand basin with mixer tap and storage beneath, vanity mirror, low level dual flush wc, heated towel rail, extractor fan, frosted double glazed window to side aspect.

BEDROOM

12'1 x 11'1 (3.68m x 3.38m)

Built in wardrobe, engineered oak flooring, vertical radiator, double glazed window to front aspect.

BEDROOM

13'1 x 7'7 (3.99m x 2.31m)

Radiator, double glazed window to side aspect.

SHOWER ROOM

Walk in double shower with waterfall style shower head, wash hand basin with mixer tap and storage beneath, vanity mirror, low level dual flush wc.

HOME OFFICE/ GYM

19'9 x 12'9 (6.02m x 3.89m)

Double glazed window to front aspect, separate consumer unit, WIFI point, air conditioning unit, LED inset ceiling spotlights.

OUTSIDE - FRONT

Off road parking for two vehicles, steps up to the front garden being a good size and mainly laid to lawn, a range of hedged boundaries, providing an excellent space for entertaining as well as providing access into the home office/ gym, external power points and side access to the rear garden.

REAR GARDEN

Arranged over two sections with doors opening from the dining room to an area of patio, providing an ideal space for outdoor dining, There are steps up to a further section of garden which is laid to lawn with a range of mature trees and shrubs, hedged and fenced boundaries, further stone walkway leading to a large patio area, perfect for entertaining and dining, external power point and space for a hot tub with a storage/ changing room. There are steps leading to the rear parking and steps providing access to a storage shed which was formerly a garage.

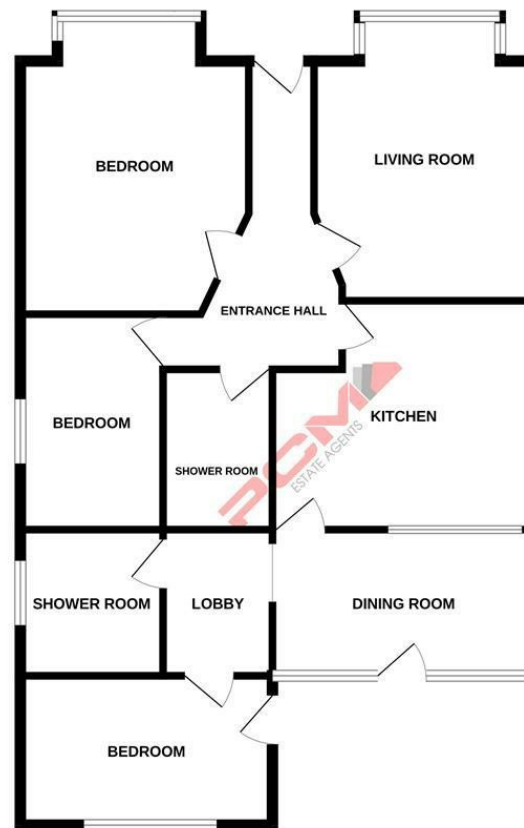
PARKING

Located at the rear, accessed via Old Church Road, there is off road parking for multiple vehicles, a hedged area that is in need of cultivation but could be potentially made into further parking, space for an EV charging point, personal gate opening to the rear garden.

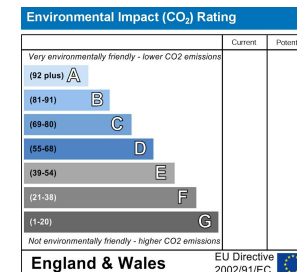
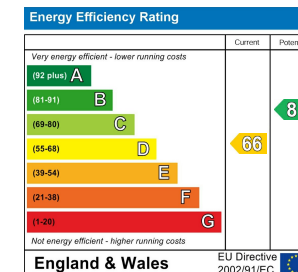
Council Tax Band: C



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.
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