



ESTATE AGENTS

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**Price £340,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED THREE BEDROOM BUNGALOW, with LEVEL ACCESS, OFF ROAD PARKING and a GARAGE, located in this sought-after region of West St Leonards. Offered to the market CHAIN FREE.

Accommodation comprises a spacious entrance hall, LARGE LOUNGE-DINER with dual aspect windows and FEATURE LOG BURNER, kitchen, THREE BEDROOMS with the master benefitting from built in wardrobes, bathroom and a SEPARATE WC. There is also a lobby area which provides sheltered access into the GARAGE. Externally the property benefits from a PRIVATE REAR GARDEN with patio area and section of artificial lawn, whilst to the front there is OFF ROAD PARKING for multiple vehicles.

Please call the owners agents now to book your appointment and avoid disappointment.

#### **COVERED ENTRANCE**

Double glazed front door opening to:

#### **SPACIOUS ENTRANCE HALL**

Storage cupboard, loft hatch with access to loft space, radiator, door opening to:

#### **LOUNGE**

17' x 12' (5.18m x 3.66m)

Feature fireplace with brick hearth and surround, log burner, serving hatch through to kitchen, two radiators, wall lights, cornicing, ceiling rose, dual aspect with double glazed windows to side and front aspects.

#### **KITCHEN**

10'11 x 10'5 (3.33m x 3.18m)

Fitted with a range of eye and base level units, ample countertop space, four ring gas hob with extractor above, eye level double oven, part tiled walls, inset sink with mixer tap, space for under counter fridge freezer, double glazed window to rear aspect, double glazed door to side providing access to:

#### **SIDE LOBBY**

Providing access to the front and rear of the property, further door opening to garage.

#### **BEDROOM**

11' x 10'11 (3.35m x 3.33m)

Built in wardrobes with hanging space and shelving above, radiator, double glazed window to rear aspect.

#### **BEDROOM**

12' x 9'4 (3.66m x 2.84m)

Radiator, double glazed window to front aspect.

#### **BEDROOM**

9' x 7'10 (2.74m x 2.39m)

Radiator, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment over, low level dual flush wc, wash hand basin, tiled walls, radiator, frosted double glazed window to rear aspect.

#### **SEPARATE WC**

Low level dual flush wc, wash hand basin, radiator, tiled walls, frosted double glazed window to front aspect.

#### **CONSERVATORY**

16'1 x 9'1 (4.90m x 2.77m)

Double glazed windows to both side and rear aspects, power and external water tap.

#### **REAR GARDEN**

Comprising a large area of patio providing ample space for outdoor entertaining and dining, good sized section of artificial grass and raised borders to the side and rear, access into the conservatory.

#### **OUTSIDE - FRONT**

Mainly laid to lawn with a range of mature trees and shrubs, dropped kerb providing off road parking for multiple vehicles and access to the garage.

#### **GARAGE**

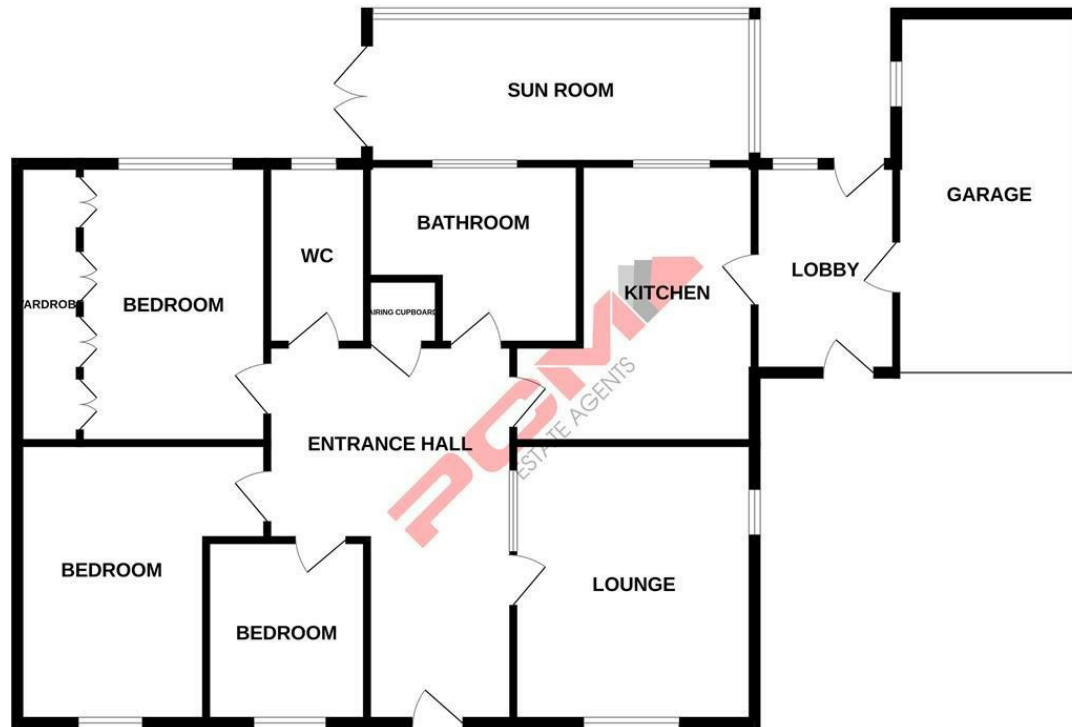
17'2 x 9'2 (5.23m x 2.79m)

Electric up and over door, power and light, side door providing access to the lobby, double glazed window to side aspect.

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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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	