



Arbourvale
St. Leonards-On-Sea, TN38 0XY

Offers in excess of £220,000 Freehold

Wyatt
Hughes
Residential Sales

Arbourvale, St. Leonards-On-Sea, TN38 0XY

Looking for a well-presented two bedroom semi-detached bungalow in a peaceful setting with bright, modern interiors and private outdoor space? This appealing home offers a fantastic opportunity for downsizers, first-time buyers, or those seeking single-level living.

The property is well laid out, with a central hallway providing access to all rooms. The spacious living room is a real highlight, featuring a large sliding door that opens directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoors and out. The kitchen is modern and functional, with ample worktop and cupboard space, along with a pleasant outlook over the front.

There are two well-proportioned bedrooms, both offering comfortable accommodation, with the main bedroom providing generous space for storage. The bathroom is neatly presented and fitted with a bath, completing the internal layout.

Externally, the rear garden is tiered and offers a private outdoor area with steps leading to an elevated section, ideal for creating a landscaped seating area or garden retreat. To the front, the property benefits from a small garden area and a welcoming entrance.

Additional benefits include double glazing, modern décor throughout, and a practical layout suited to a range of buyers.

Situated in a quiet residential location, the property remains conveniently close to local amenities, transport links, and green spaces, making it both a peaceful and practical place to call home.

Early viewing is highly recommended to appreciate the space, light, and potential this charming bungalow has to offer.



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- MODERN FITTED KITCHEN WITH AMPLE STORAGE
- COUNCIL TAX B
- ALLOCATED PARKING
- PRIVATE TIERED REAR GARDEN WITH POTENTIAL TO LANDSCAPE
- SPACIOUS AND BRIGHT LIVING ROOM WITH DIRECT GARDEN ACCESS
- EPC C
- CHAIN FREE
- QUIET RESIDENTIAL LOCATION
- ELAVATED POSITION



