

PCM
ESTATE AGENTS

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Guide Price £625,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SUBSTANTIAL DETACHED SEVEN BEDROOM BUNGALOW, situated in the heart of this popular St Leonards location, enjoying easy access to the nearby St Helens Woods and a range of local amenities.

Previously utilised as a residential care home, the property offers an excellent opportunity for VERSATILE and MULTI-PURPOSE LIVING, with an impressive amount of accommodation arranged over two floors. The property benefits from SEVEN BEDROOMS in total, three of which enjoy their own EN-SUITE WET ROOMS, whilst three further ground-floor bedrooms benefit from individual wash hand basins and convenient access to additional bathroom facilities. The living accommodation comprises a SPACIOUS LOUNGE, separate DINING ROOM, fitted kitchen and additional UTILITY ROOM.

Externally, the property boasts a generous frontage providing AMPLE OFF ROAD PARKING for multiple vehicles, leading to a GARAGE whilst to the rear is a SUBSTANTIAL GARDEN offering excellent potential for outdoor dining, entertaining and relaxation, although requiring some cultivation to fully appreciate the size and potential of the plot.

Viewings come highly recommended to fully appreciate this unique and versatile property. Please contact PCM Estate Agents today to arrange your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Leading to:

ENTRANCE PORCH
With fire alarm system, radiator and single glazed internal window overlooking the main reception room. Further double doors open into:

ENTRANCE HALL
A spacious entrance hall featuring two radiators, wall mounted thermostat, storage cupboard housing the electric consumer unit and access to the loft via hatch. Doors provide access to various ground-floor accommodation, including the family bathroom and separate wet room.

LOUNGE
24'9 x 17'5 (7.54m x 5.31m)
A generous reception room featuring stairs rising to the first floor, two radiators, single-glazed internal window overlooking the entrance porch, double-glazed sliding doors opening onto the rear garden and two additional double-glazed windows to the rear aspect. An opening leads through to:

DINING ROOM
19'5 x 10'4 (5.92m x 3.15m)
A spacious separate dining room featuring two radiators and dual-aspect double-glazed windows to the rear and side aspects, with views overlooking the rear garden. Door opening into the kitchen.

KITCHEN
11'3 x 10'3 (3.43m x 3.12m)
Comprising a range of eye and base-level units, space for a five-ring gas range cooker with extractor fan above, one-and-a-half bowl stainless steel sink with mixer tap and an additional wash hand basin. Further benefits include space for a tall-standing fridge freezer, space and plumbing for a dishwasher, part tiled walls and double glazed window to the side aspect. Additional door opening into:

INNER LOBBY
Providing access to the utility room and further ground-floor accommodation, with additional access available from the main entrance hall.

UTILITY ROOM
10'1 x 6'4 (3.07m x 1.93m)
Fitted with base-level cupboards and wash hand basin, wall-mounted gas boiler, space and plumbing for both a washing machine and tumble dryer, separate electric consumer unit, radiator, part-tiled walls, double-glazed window to the side aspect and double glazed door opening onto the rear garden.

BEDROOM
16'3 narrowing to 9'8 x 12'1 (4.95m narrowing to 2.95m x 3.68m)
A generous bedroom featuring radiator and double glazed window to the front aspect, door to:

EN-SUITE WET ROOM
Comprising mains-pressure shower, wash hand basin, wc, radiator, part-tiled walls and frosted double glazed window to the front aspect.

BEDROOM
12'7 x 11'7 (3.84m x 3.53m)
Featuring radiator, double glazed window to the side aspect and door opening into an en-suite wet room comprising mains-pressure shower, wash hand basin, wc, radiator, tiled walls, extractor fan and shaving point.

BEDROOM
11'6 x 11'5 (3.51m x 3.48m)
Featuring radiator, double glazed window to the rear aspect and an additional single-glazed door opening onto the rear garden. Further door opening into:

EN-SUITE WET ROOM
Comprising mains-pressure shower, WC, wash hand basin, radiator, shaving point, tiled walls, extractor fan and frosted double glazed window to the rear aspect

BEDROOM
12'9 x 10'3 (3.89m x 3.12m)
Featuring radiator, wash hand basin and dual-aspect double glazed windows to the front and side aspects.

BEDROOM
11'9 x 10'8 (3.58m x 3.25m)
Featuring radiator, wash hand basin and dual-aspect double glazed windows to the front and side aspects.

BEDROOM
13'6 narrowing to 8'4 x 10'5 (4.11m narrowing to 2.54m x 3.18m)
Featuring radiator, wash hand basin and double glazed window to the side aspect.

FAMILY BATHROOM
Comprising panelled bath with mixer tap and separate shower attachment, wash hand basin, radiator and tiled walls.

WET ROOM
Comprising mains-pressure shower, WC, wash hand basin, radiator, shaving point, tiled walls and frosted double glazed window to the side aspect.

FIRST FLOOR LANDING
Providing access to:

BEDROOM/ OFFICE
11'8 x 11'1 (3.56m x 3.38m)
A versatile additional room featuring built-in wardrobe with shelving, separate door providing access to eaves storage, radiator and double glazed window to the rear aspect.

WC
Comprising low level dual-flush wc, wash hand basin, radiator and frosted double glazed window to the rear aspect.

OUTSUIDE - FRONT
To the front of the property, a dropped kerb provides access to a private driveway offering ample off road parking for multiple vehicles. The frontage benefits from hedge-lined boundaries and a variety of trees to the front and side aspects. A wooden gate provides access to the rear garden, whilst double doors provide access into:

GARAGE
Up and over door.

REAR GARDEN
The substantial rear garden can be accessed via the side gate, lounge, utility room and an additional ground-floor bedroom. Immediately adjoining the lounge is a composite decked seating area, providing an ideal space for outdoor dining and entertaining. Two gates with steps lead down to a footpath which continues through to an additional lawned area. Further steps lead to another composite decked area with raised planted borders, currently providing space for fruit and vegetable growing.
A ramp also provides access back to the main composite decking area. The garden further benefits from a variety of established mature trees and shrubs, with additional areas offering excellent potential for cultivation and landscaping. Rear access is also available through to the front of the property.

Council Tax Band: F













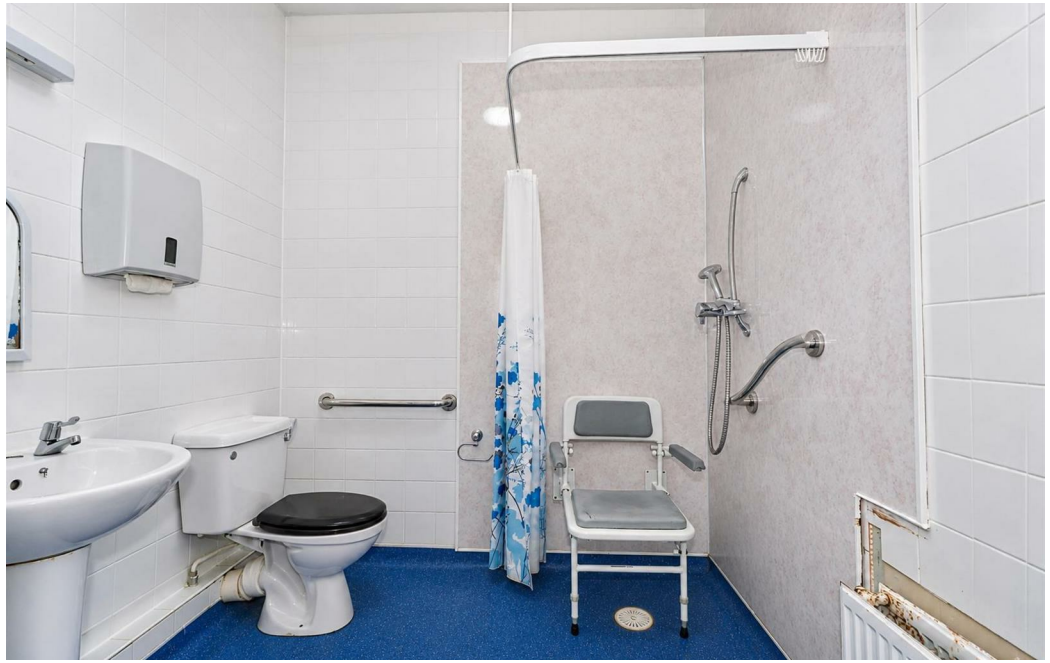




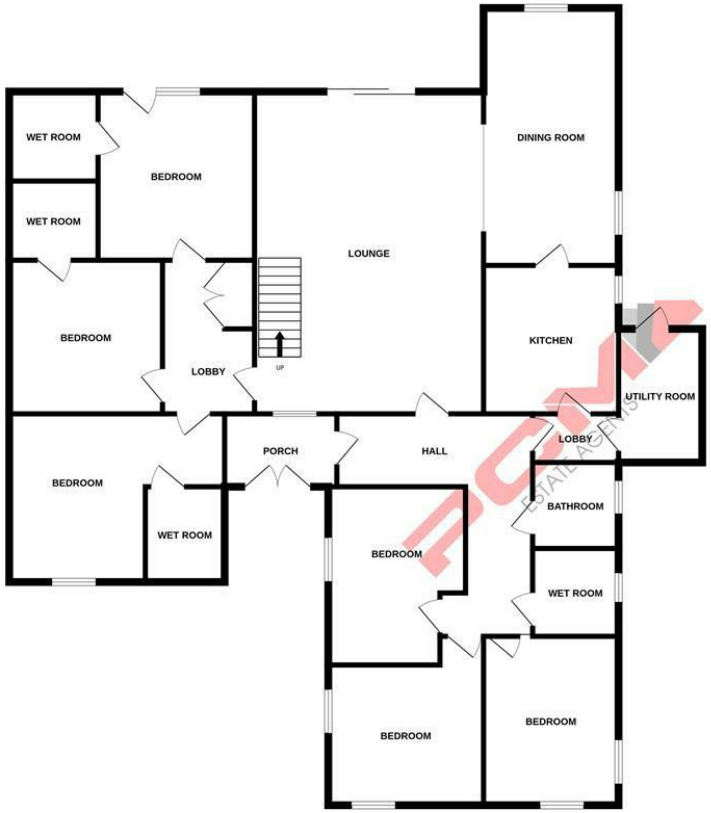




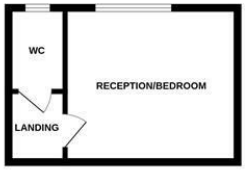




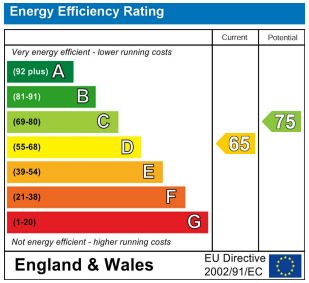
GROUND FLOOR

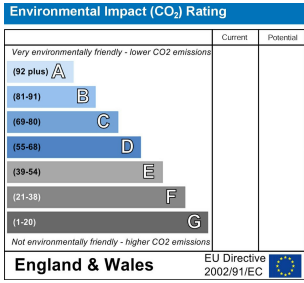


1ST FLOOR



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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