







PCM
ESTATE AGENTS

4, Rowan Close, St. Leonards-On-Sea, TN37 7HS

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £340,000

PCM Estate Agents welcome to the market this CHAIN FREE, DETACHED, TWO BEDROOM BUNGALOW with GARAGE and a RELATIVELY LEVEL REAR GARDEN. Positioned in a sought-after and quiet cul-de-sac, in a favoured region of St Leonards. The property is just a short stroll from amenities such as the Conquest Hospital and local shops.

Upon entering the property you are welcomed by a spacious entrance hall, there is a LOUNGE-DINER, kitchen, TWO DOUBLE BEDROOMS, one of which benefitting from an EN-SUITE WC, family bathroom and a CONSERVATORY. Modern comforts include gas fired central heating and double glazing.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR
With window to side aspect, opening to:

ENTRANCE HALL
Coving to ceiling, loft hatch, radiator, telephone points, storage cupboard, doors to:

LOUNGE-DINING ROOM
19'9 x 12'1 (6.02m x 3.68m)
Two radiators, coving to ceiling, wall and ceiling lighting, fireplace, television point, double glazed windows and door to rear aspect, providing views and access onto the garden.

KITCHEN
14'4 x 8'9 (4.37m x 2.67m)
Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space for appliances including washing machine and undercounter fridge freezer, coving to ceiling, radiator, part tiled walls, double glazed window to front aspect, double glazed door to side leading to:

CONSERVATORY
11'6 x 10'7 (3.51m x 3.23m)
Measurement excludes walkway. Polycarbonate roof, double glazed windows to side and rear elevations, double glazed French doors opening to the rear garden, radiator, wall lighting, further door to front aspect.

BEDROOM
12'8 x 11'8 (3.86m x 3.56m)
Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM
12'5 x 10'2 (3.78m x 3.10m)
Radiator, coving to ceiling, double glazed window to rear aspect with views onto the garden, door to:

EN-SUITE WC
Low level wc, pedestal wash hand basin with mixer tap, part tiled walls, radiator, double glazed window to side aspect.

BATHROOM
Panelled bath with mixer tap and electric shower over, low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, radiator, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT
Lawned front garden, block paved drive providing off road parking for multiple vehicles, access to:

GARAGE
17'8 x 8'3 (5.38m x 2.51m)
Power and lighting, up and over door, double glazed door providing access to the conservatory, double glazed window with pattern glass to rear aspect.

REAR GARDEN
Relatively level with a stone patio abutting the property, area of lawn, wooden shed, access down the side elevation to the front, planted borders with mature plants and shrubs, fenced boundaries.

Council Tax Band: C

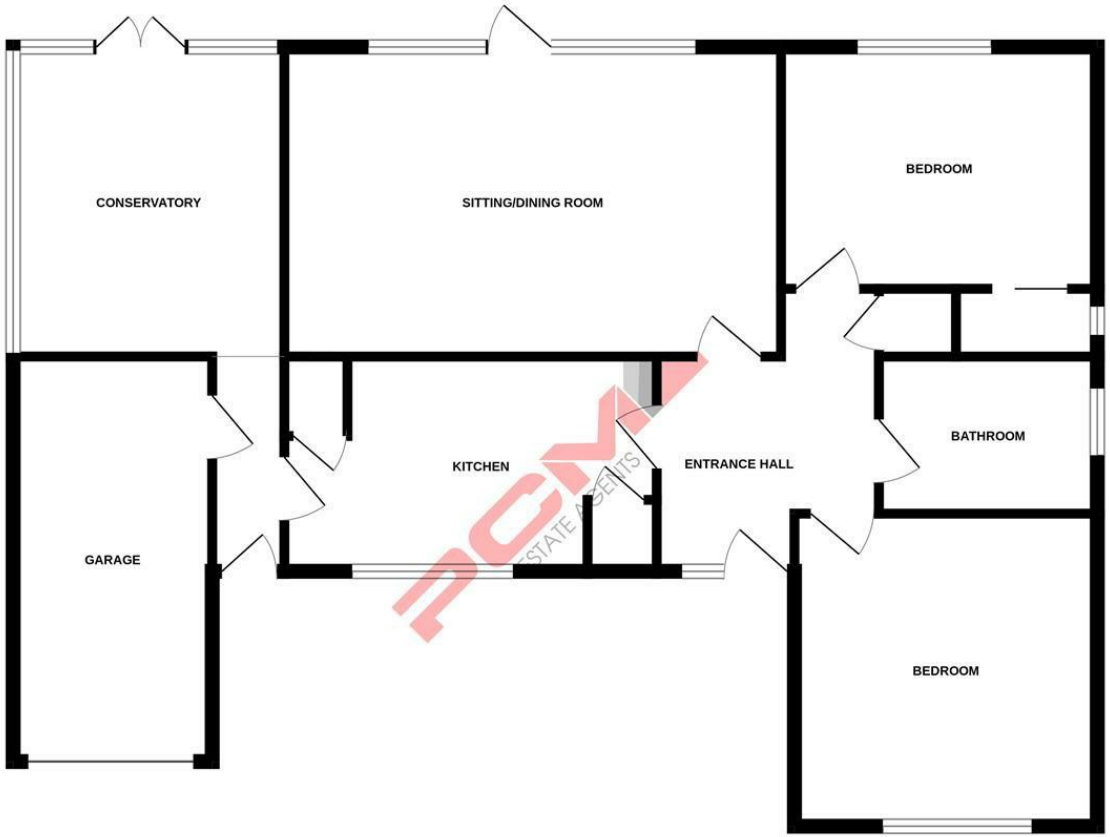




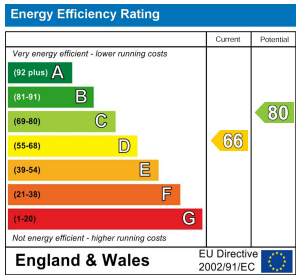


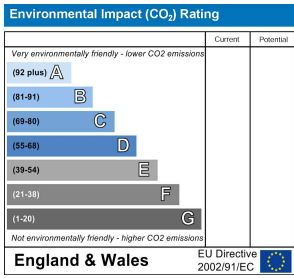


GROUND FLOOR



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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