



**PCMA**  
ESTATE AGENTS

**64, Boscobel Road North, St. Leonards-On-Sea, TN38 0NZ**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £450,000**

**\*\* GUIDE PRICE £450,000 TO £475,000 \*\***

PCM Estate Agents are delighted to offer for sale this **UNIQUELY POSITIONED** and tucked away **THREE BEDROOM DETACHED CHALET BUNGALOW** located in the highly sought-after West St Leonards area. Situated at the end of a walkway off of an **UNADOPTED ROAD**, this property enjoys a **PEACEFUL SETTING** whilst remaining within easy reach of local schools, St Leonards railway station and regular bus routes to Hastings town centre with its comprehensive range of shopping, leisure facilities, seafront and promenade.

The accommodation is well-arranged and versatile, comprising a spacious entrance hall with under stairs storage, **BRIGHT LOUNGE** with **BAY WINDOW** to front aspect, **NEWLY FITTED KITCHEN** with **INTEGRATED APPLIANCES** and separate **DINING ROOM** opening to a **CONSERVATORY** overlooking the rear garden. There is also a **GENEROUS MASTER BEDROOM** to the ground floor with **BAY WINDOW** to front aspect. To the first floor there are **TWO FURTHER BEDROOMS** both benefitting from **ELEVATED VIEWS** over rooftops and to the sea, one of the bedrooms also features an additional wc.

The property also has benefits including gas central heating, double glazing, and **WELL-MAINTAINED GARDENS** to the **FRONT, SIDE AND REAR**, offering a high degree of privacy.

This **CHARMING** and **UNIQUELY LOCATED HOME** much be viewed to be fully appreciated. Please call the owners agents now to arrange your viewing and avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening into:

#### **SPACIOUS ENTRANCE HALL**

Exposed wooden floorboards, radiator, under stairs storage cupboard, stairs rising to the top floor.

#### **LOUNGE**

14'3 x 11'3 (4.34m x 3.43m)

Open fire with feature fire surround with stone hearth, exposed wooden floorboards, radiator, double glazed bay window to front aspect providing a pleasant outlook onto the front garden.

#### **KITCHEN**

14'6 x 10'2 (4.42m x 3.10m)

Newly fitted and comprising a range of eye and base level units, ample countertop space, integrated microwave, integrated washing machine and dishwasher, integrated fridge freezer, four ring electric hob with electric oven beneath, inset one & ½ bowl inset sink with mixer tap, additional storage cupboard with space and plumbing for further appliance whilst also housing the electric meter consumer unit and gas meter, double glazed window to rear aspect, frosted double glazed window to side aspect and double glazed door opening to the rear garden.

#### **DINING ROOM**

11'2 x 10'2 (3.40m x 3.10m)

Exposed wooden floorboards, built in storage cupboard, radiator, double glazed sliding doors opening to:

#### **CONSERVATORY**

9'1 x 10'7 (2.77m x 3.23m)

Double glazed windows to rear and side aspects, sliding door opening to rear garden.

#### **BEDROOM**

14'6 x 11'4 (4.42m x 3.45m)

Built in wardrobe, radiator, double glazed bay window to front aspect.

#### **SHOWER ROOM**

Walk in shower with built in shelving unit and LED strip lights, wash hand basin with mixer tap and storage beneath, low level dual flush wc, heated towel rails, tiled walls, tiled flooring, two frosted double glazed windows to rear aspect.

#### **FIRST FLOOR LANDING**

Double glazed windows to front and rear aspects, door opening to:

#### **BEDROOM**

14'6 max x 7'4 (4.42m max x 2.24m)

Radiator, built in eaves storage cupboards, double glazed window to front aspect providing pleasant views over the front garden and towards the sea, door opening to:

#### **SEPARATE WC**

Wash hand basin with mixer tap and storage beneath, low level dual flush wc.

#### **BEDROOM**

14'4 max narrowing to 9'6 x 7'6 (4.37m max narrowing to 2.90m x 2.29m)

Radiator, double glazed window to front aspect providing pleasant views over the front garden.

#### **OUTSIDE - FRONT**

Gated access vis the walkway, path and steps leading to the front door, good sized area of lawn, range of mature trees and shrubs, side access to the rear garden.

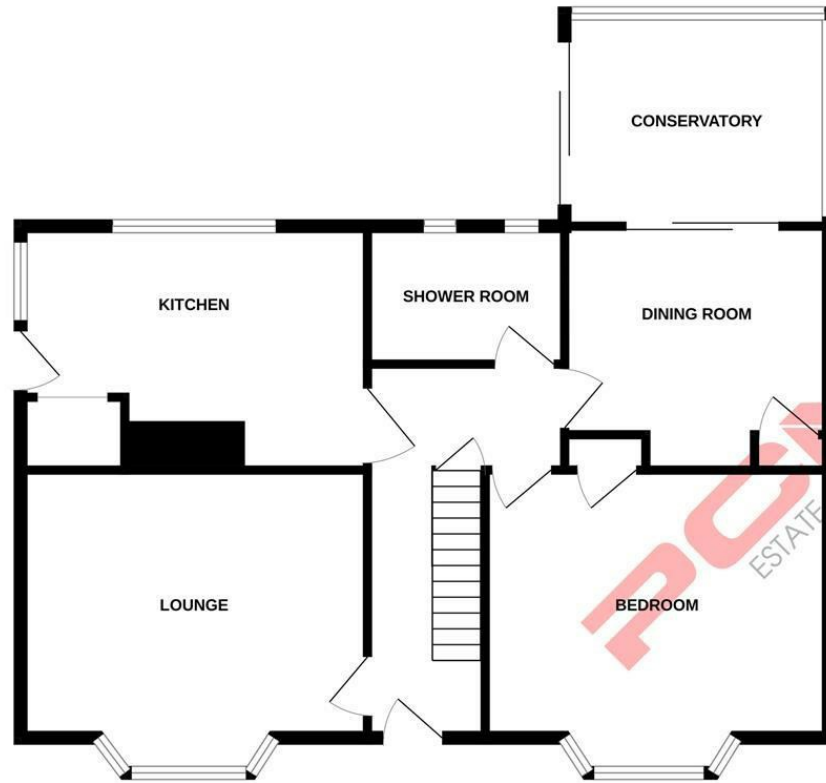
#### **REAR GARDEN**

Currently arranged in two sections being mainly laid to lawn with an area of patio, providing an ideal space for dining and entertaining, fenced and hedged boundaries, raised decked area housing the shed.

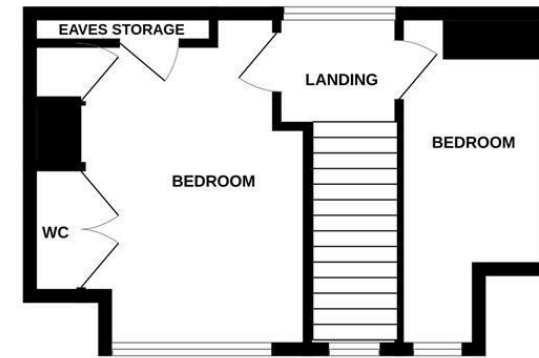
Council Tax Band: D



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.