



OXFORD
FAMILY ESTATES



4 Elizabeth Drive, Chapel-St-Leonards, PE24 5RS

£240,000

- Very Well Presented
- 3 Bedrooms
- Oil Fired Heating
- Good Location
- Close to Main Bus Routes
- Detached Bungalow
- Drive Leading to Single Garage
- Solar Panels
- Short Distance to Village and Beach
- Phone lines open 8am-8pm(7 Days a week)

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Detached Bungalow



Council Tax Band: C

Tenure: Freehold

Oxford Family Estates have bought to the market a nicely presented 3 double bedroom plus walk in wardrobe room Detached Bungalow, with a kitchen diner, utility, Garage with internal access, good size landscaped garden, freehold solar panels and oil central heating. All of this is in a popular area of the village and a short distance to the village centre and beach. Viewing is a must, so book today!

Entrance Porch

Enter into the property via a part glazed upvc door into the entrance porch with a door into the hallway.

Hallway

Upvc front door opens into the hallway with a useful storage cupboard, loft access. The loft houses the hot water tank with electric immersion heater.

Lounge

A good size bright lounge with dual aspect windows one being a large UPVC bow window to the front. The room is a good versatile size and has laminate flooring.

Kitchen Diner

Good size kitchen/diner with dual aspect windows creating another bright room. Fitted with a range of wall and base units in a light grey with marble effect worktops. 1&1/2 bowl stainless steel sink under. Freestanding electric cooker with ceramic hob and extractor hood above. Space and plumbing for dishwasher and under counter fridge. Currently laid out with 4 seater dining set.

Utility Room

With sealed unit double glazed windows and door to the side aspect, laminate flooring, fitted with work surface and base cupboard, space for washing machine and tumble drier.



Bedroom 1

Double bedroom. With opening through to walk-in wardrobe area. With UPVC window to the rear elevation and laminate flooring throughout. Doorway off to the 3rd bedroom which could be used as a bedroom. Or office/craft space.

Bedroom 2

Double bedroom. With UPVC window to the front elevation, radiator and laminate flooring.

Bedroom 3 / office / craft room

Flexible room to use to your requirements either as another bedroom or office. With UPVC window to the rear elevation, radiator and laminate flooring. Doorways back into the kitchen and bedroom one.



Bathroom

Bathroom suite comprising of panelled bath with electric shower fitted over and a shower screen. Pedestal wash hand basin with cupboard and low level w/c. Fully tiled walls and radiator.

Garage

Housing the oil central heating boiler with power and lighting, up and over door. Consumer unit and solar panel photovoltaic. Intended access from the utility room.

Outside

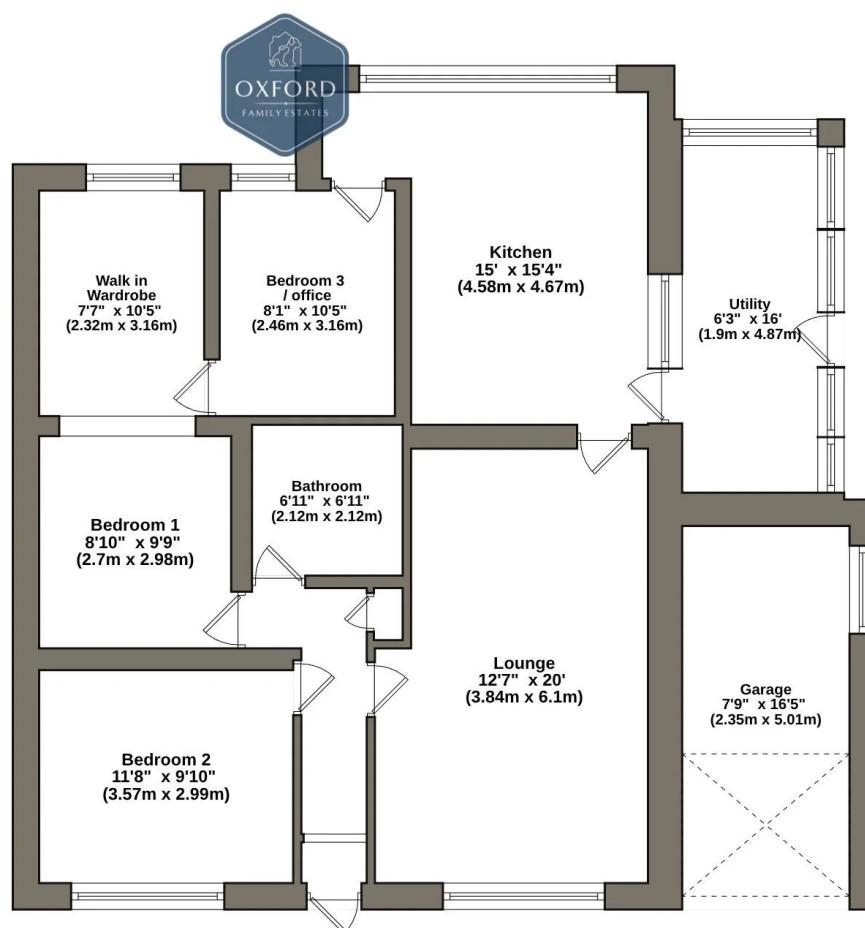
The front garden is laid mostly to lawn with various trees, plants and shrubs planted. There is a good driveway leading up to the garage providing ample parking for 2 vehicles. Gated side access leads to the rear garden. The rear garden has a good size patio area and has various other areas laid to lawn, gravel and various plants and shrubs. The garden is enclosed with fencing.



Solar Panels

The solar panels are owned outright and generate a feed-in-tariff.





Floorplan is for layout purposes only and should not be used for structural purposes.
Maximum room Dimensions shown.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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