

ESTATE AGENTS

**6, The Drive, St. Leonards-On-Sea, TN38 0UR**

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**Price £265,000**

PCM Estate Agents are delighted to present to the market this TWO BEDROOM DETACHED BUNGALOW with GARAGE, offering excellent POTENTIAL FOR MODERNISATION and situated at the end of a quiet cul-de-sac. Enjoying a PEACEFUL SETTING with convenient access to local amenities and bus routes.

Accommodation comprises a spacious and light filled LOUNGE-DINER with French doors to a good sized CONSERVATORY overlooking the garden, creating an open ideal space for entertaining. There are TWO WELL-PROPORTIONED DOUBLE BEDROOMS, separate kitchen and a SHOWER ROOM. There is also a large entrance porch providing practical storage for coats and shoes.

Externally, the property benefits from a REAR GARDEN with patio area ideal for outdoor dining along with raised beds and a small area of lawn. There is also a personal door from the garden providing access to the GARAGE.

This bungalow is perfectly suited to purchasers seeking a property IN NEED OF SOME UPDATING, whilst securing a home in a private and TRANQUIL LOCATION. Early viewing comes highly recommended, please contact the owners agents now to avoid disappointment.

#### **UPVC PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE PORCH**

10'4 x 57 (3.15m x 17.37m)

Radiator, double glazed windows to front and rear aspects, further door opening to:

#### **ENTRANCE HALL**

Radiator, loft hatch, wall mounted thermostat, cupboard housing combi boiler and having further storage space for linen. door opening to:

#### **LOUNGE-DINER**

29'7 x 10'11 (9.02m x 3.33m)

Gas fire and feature surround, television and aerial point, radiators, double glazed window to front aspect overlooking the front garden, double glazed French doors opening to:

#### **CONSERVATORY**

13'5 x 11'6 (4.09m x 3.51m)

Providing access to the side of the property and access to storage shed, further

double glazed door providing access to the rear garden, electric fireplace, double glazed windows to side and rear aspect overlooking the garden.

#### **KITCHEN**

10'5 x 8'9 (3.18m x 2.67m)

Fitted with a range of eye and base level units, space and plumbing for washing machine, space for under counter fridge and freezer, four ring gas hob with extractor above and oven below, stainless steel inset sink with mixer tap, part tiled walls, double glazed window to rear aspect providing an outlook onto the garden.

#### **BEDROOM**

12'6 x 10'5 (3.81m x 3.18m)

Built in wardrobes with hanging space and shelving above, radiator, double glazed window to rear aspect providing views onto the rear garden.

#### **BEDROOM**

10'11 x 7'8 (3.33m x 2.34m)

Radiator, double glazed window to front aspect.

#### **SHOWER ROOM**

One & ½ sized shower tray with mains pressure shower, sink with mixer tap, low level wc, tiled walls, chrome style heated towel rail, extractor fan, tunnel light allowing natural light into the room, frosted double glazed window to front aspect.

#### **OUTSIDE - FRONT**

Steps leading up to the front of the property, area of lawn in need of cultivation but offering ample space for plants and shrubs etc.

#### **REAR GARDEN**

Low maintenance with a range of stone paths providing access to raised beds with small areas of lawn and shrubbery, small pond, gated rear access providing footpath access down to the garage, personal door into garage.

#### **GARAGE**

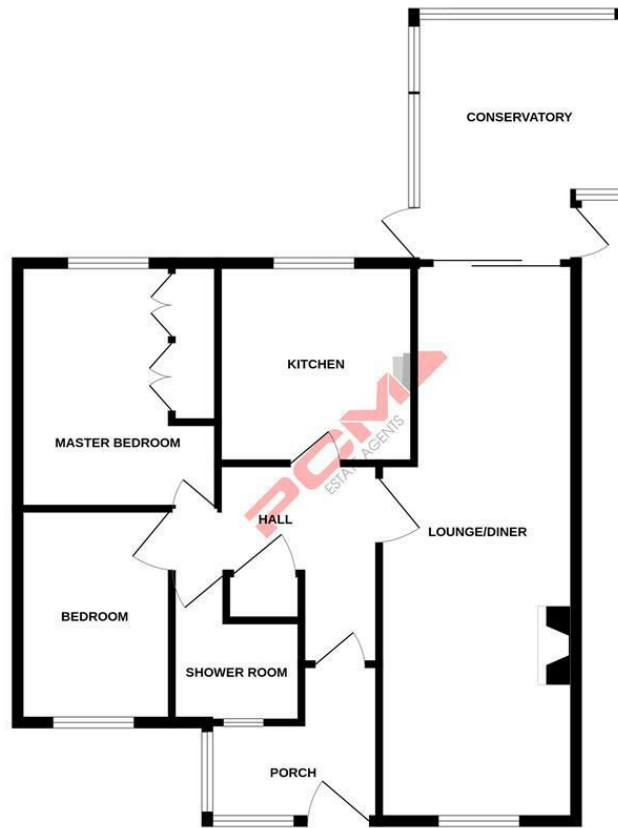
15'4 x 7'9 (4.67m x 2.36m)

Electric up and over door, power and light, shelving, housing its own separate consumer unit.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.