



ESTATE AGENTS

25, St. Dominic Close, St. Leonards-On-Sea, TN38 0PH

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Price £425,000

PCM Estate Agents are delighted to present this exciting opportunity to acquire a CHAIN FREE, THREE BEDROOM DETACHED BUNGALOW, quietly tucked away in a sought after cul-de-sac in West St Leonards. The property benefits from driveway providing OFF ROAD PARKING for multiple vehicles, a GARAGE, and a beautifully ESTABLISHED REAR GARDEN with generous lawn and patio seating areas. Internally, the home offers gas fired central heating and double glazing throughout.

The accommodation comprises a welcoming entrance hall with ample storage, a SPACIOUS LIVING ROOM overlooking the garden, a fitted kitchen, an ADDITIONAL RECEPTION ROOM ideal as a dining or family room, a BRIGHT CONSERVATORY, THREE WELL-PROPORTIONED BEDROOMS and a modern shower room.

Conveniently positioned close to local amenities, well regarded schools, bus routes, the seafront and promenade, as well as West St. Leonards railway station offering direct links to London.

This ATTRACTIVE BUNGALOW with LEVEL ACCESS to front and rear is perfectly suited to a range of purchasers. Viewing is highly recommended to fully appreciate the space, setting, and potential.

ENTRANCE HALL

A welcoming entrance hall with wood flooring, practical built-in storage cupboards, a coved ceiling, dado rail and double radiator. There is a loft hatch providing access to the loft space, with doors leading through to the living room, all three bedrooms and the bathroom.

LIVING ROOM

17'8 x 15'7 (5.38m x 4.75m)

A bright and spacious reception room featuring wood flooring, a characterful open fireplace, coved ceiling, television point and double radiator. A large double glazed window enjoys pleasant views over the rear garden, whilst wooden double opening doors lead into the additional reception room. A further door provides access into the kitchen

KITCHEN

10' x 9'1 (3.05m x 2.77m)

Fitted with a matching range of eye and base level cupboards and drawers with work surfaces over, the kitchen also benefits from a sunken sink with mixer tap, a four-ring gas hob with extractor above and oven below, and an integrated fridge/freezer. There is space and plumbing for a washing machine, together with tiled flooring, part tiled walls and a double glazed door opening onto the rear garden and side driveway.

RECEPTION ROOM

14'5 x 9'2 (4.39m x 2.79m)

An irregularly shaped and versatile reception room with wood flooring, a double radiator and double glazed sliding patio doors opening directly into the conservatory, making it an ideal dining room, family room or home office.

CONSERVATORY

12'3 x 10'5 (3.73m x 3.18m)

Constructed of UPVC with double glazed windows to all elevations beneath a glazed roof, this generous conservatory enjoys an abundance of natural light and features sliding patio doors opening onto the rear garden.

BEDROOM

13' x 11'4 (3.96m x 3.45m)

A generous double bedroom with wood flooring, built-in wardrobes, a double radiator and a double glazed window overlooking the rear garden

BEDROOM

11'4 x 11'4 (3.45m x 3.45m)

Another well-proportioned double bedroom featuring wood flooring, fitted wardrobes with an integrated dressing table, a double radiator and a double glazed window to the front aspect.

BEDROOM

11' x 9' (3.35m x 2.74m)

A comfortable third bedroom with wood flooring, a double radiator and a double glazed window to the front aspect

BATHROOM

Comprising a low level WC, pedestal wash hand basin and walk-in shower fitted with an electric shower. The room is complemented by tiled walls, tiled flooring, a radiator and a double glazed patterned glass window to the side elevation.

REAR GARDEN

A generous, established rear garden that is predominantly laid to lawn with patio seating areas, well-stocked mature plants and shrubs, a timber garden shed and a personal door providing access into the garage.

OUTSIDE - FRONT

The property is approached via a lawned front garden with pathway to the front door, alongside a driveway providing off-road parking and access to the garage

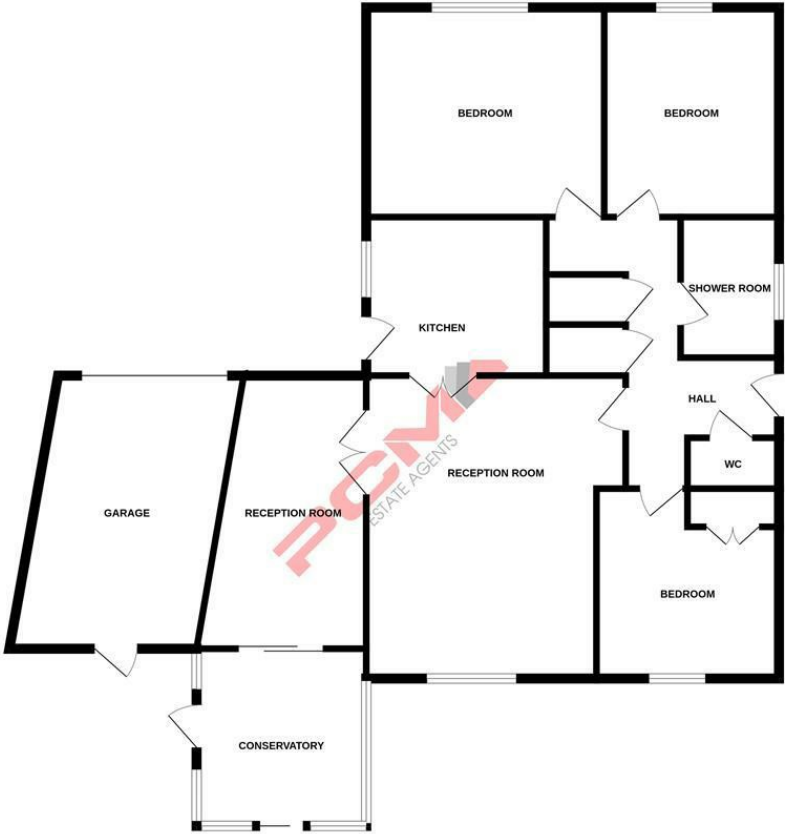
GARAGE

17'7 x 8'4 (5.36m x 2.54m)

A good-sized garage fitted with an up-and-over door, power and lighting, together with a personal door providing convenient access to the rear garden.



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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