



77, Vale Road, St. Leonards-On-Sea, TN37 6PX

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Price £465,000

An opportunity has arisen to acquire this THREE BEDROOM, TWO BATHROOM, DETACHED BUNGALOW which occupies a FANTASTIC PLOT with BEAUTIFULLY PRESENTED PRIVATE TRANQUIL GARDENS. Located on this highly sought-after and RARELY AVAILABLE QUIET ROAD adjacent to the picturesque Alexandra Park, whilst also being within walking distance of Silverhill with its range of amenities. Offered to the market CHAIN FREE!

The accommodation is spacious and versatile comprising an 18ft SUN ROOM/entrance hallway leading to a MODERN KITCHEN-BREAKFAST ROOM, LOUNGE with LOG BURNER, THREE GOOD SIZED BEDROOMS with the master enjoying its own EN SUITE in addition to the main bathroom. Externally the property occupies a FANTASTIC PLOT with GENEROUS GARDENS to the front, rear and side, enjoying a real tranquil setting with a plethora of mature shrubs, plants and trees, a number of outbuildings and a GARAGE.

Located within easy reach of transport links to both central St Leonards and Hastings town centre with their mainline railway stations and seafronts. The property is considered an IDEAL HOME, please call PCM Estate Agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

SUN ROOM

18'9 x 7'10 (5.72m x 2.39m)

Double glazed windows to both front and side aspects, built in storage cupboard with double doors, open plan to:

KITCHEN-BREAKFAST ROOM

18'9 x 10'5 (5.72m x 3.18m)

Beautifully presented and modern, comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, integrated oven and grill, ample space for further appliances including washing machine, dishwasher and fridge, inset sink with mixer tap, radiator, ample space for breakfast table and chairs, double glazed window to rear aspect overlooking the garden, door providing access to the rear garden.

LIVING ROOM

18'1 x 14'8 (5.51m x 4.47m)

Feature log burner, double glazed bay window to side aspect and door leading out to the garden, two radiators, loft hatch, door to:

MASTER BEDROOM

15'1 x 11' (4.60m x 3.35m)

Built in wardrobes with sliding mirrored doors, double glazed windows to front and side aspects, radiator, leading to:

EN SUITE

Walk in double shower with shower screen, wash hand basin with tiled splashback and storage below, wc.

INNER HALLWAY

Leading to:

BEDROOM

12'10 x 11'10 (3.91m x 3.61m)

Double glazed window to side aspect, door to rear leading out to the garden, radiator, built in wardrobe.

BEDROOM

11'1 x 7'11 (3.38m x 2.41m)

Built in wardrobe, radiator, double glazed window to side aspect.

BATHROOM

7'10 x 7'1 (2.39m x 2.16m)

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin set into vanity unit with storage below, ladder style radiator, built in storage cupboard, two double glazed obscured windows to side aspect.

REAR GARDEN

A particular feature of the property, being large and beautifully presented with a patio area abutting the property accessed via the kitchen, providing ample space for seating and entertaining, storage shed and lean to/ storage room. The rest of the garden is mainly laid to lawn and features a plethora of mature plants and trees, including a variety of fruit trees. There is a further decked area towards the end of the garden providing further space for outdoor seating and entertaining, summer house and separate workshop. The garden extends round to the side, with gate providing access to the front.

OUTSIDE - FRONT

The property enjoys an elevated position set back from the road, steps up to the front garden being predominantly laid to lawn, a further storage shed and a range of mature shrubs.

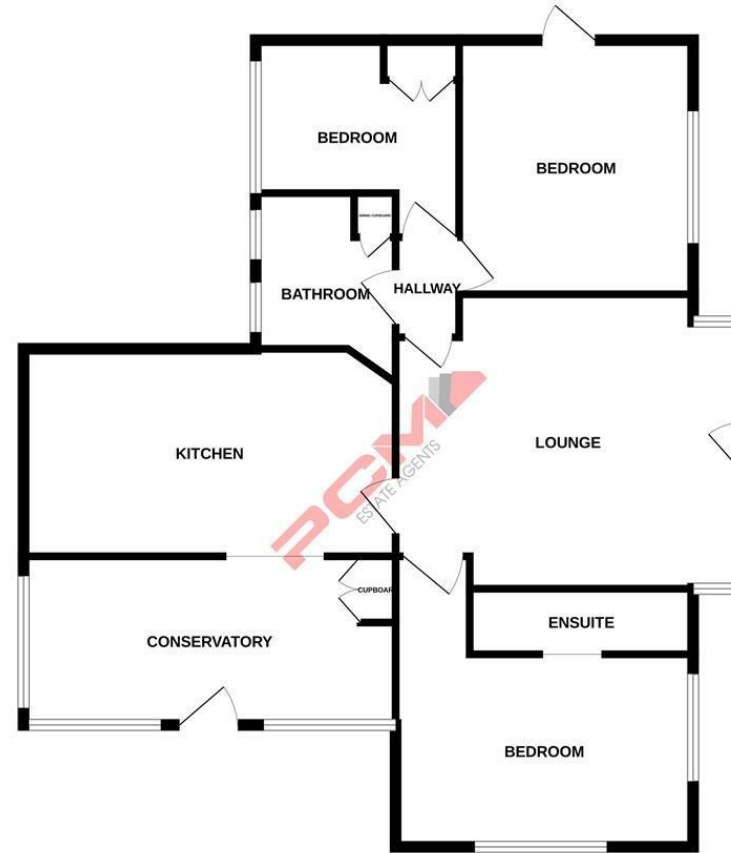
GARAGE

14'11 x 9'1 (4.55m x 2.77m)

Double doors to front aspect, power, lighting, window to rear and side aspects. There is a room above providing ample storage space with door to rear aspect providing access to the front garden.



GROUND FLOOR



While 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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