



ESTATE AGENTS

**2, Westfield Lane, St. Leonards-On-Sea, TN37
7NG**

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Price £389,950

PCM Estate Agents welcome to the market this CHAIN FREE DETACHED THREE BEDROOM BUNGALOW, occupying a LARGE PLOT with OFF ROAD PARKING and WRAP AROUND GARDENS, conveniently positioned in a sought-after region of St Leonards, close to amenities and with modern comforts including gas fired central heating and double glazing.

The accommodation is well-proportioned with good sized rooms throughout. There is a welcoming entrance hall leading to an inner hallway, 20ft living room, 14ft KITCHEN-BREAKFAST ROOM, THREE BEDROOMS and a bathroom. There is also a lobby providing access to a SEPARATE WC, a CONSERVATORY and a SMALL GARAGE that is more suited to be a motorcycle garage, workshop or storage. Whilst there is some modernisation required, the property does present well to the market, with GARDENS extending to the front, side and rear elevations.

Viewing comes highly recommended, please contact the owners agents now to book your appointment and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Double glazed window with pattern glass to front elevation, double opening wooden partially glazed door to:

HALLWAY

L shaped with coving to ceiling, radiator, wall mounted thermostat control for gas fired central heating, doors to:

LIVING ROOM

20'4 x 20'8 (6.20m x 6.30m)

Coving to ceiling, radiator, fireplace, double radiator, single radiator, serving hatch to kitchen, wall and ceiling lighting, large double window to front aspect.

KITCHEN-BREAKFAST ROOM

14'6 x 12'9 (4.42m x 3.89m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, ample space for breakfast table, radiator, coving to ceiling, part tiled walls, wall mounted cupboard concealed boiler, additional fitted storage cupboards, door to rear lobby, door to dining room and double glazed window to rear aspect with views onto the dining room.

DINING ROOM

12'4 x 10'1 (3.76m x 3.07m)

Combination of wall and ceiling lighting, double radiator, window and door to side aspect with views and access into the conservatory, and door to motorcycle garage/storage.

CONSERVATORY

19'4 x 8' (5.89m x 2.44m)

French doors to garden, windows to front, side and rear elevations, polycarbonate roof.

BEDROOM

12'6 x 9'5 (3.81m x 2.87m)

Measurement excludes door recess. Coving to ceiling, radiator, fitted wardrobes, double glazed window to rear aspect with views onto the garden.

BEDROOM

12'9 x 11'8 (3.89m x 3.56m)

Coving to ceiling, radiator, fitted wardrobes, double glazed window to front aspect.

BEDROOM

10'1 x 8'3 (3.07m x 2.51m)

Radiator, fitted wardrobes, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap, low level wc, wash hand basin, part tiled walls, radiator, coving to ceiling, double glazed pattern glass window to rear aspect.

REAR LOBBY

Providing access to:

SEPARATE WC

Low level wc, window to rear aspect.

MOTORCYCLE GARAGE/ WORKSHOP/ STORAGE

11' x 9'6 (3.35m x 2.90m)

Up and over door, power and light, wall mounted consumer unit for the electrics.

OUTSIDE - FRONT

The property is set back from the road with established borders, driveway providing off road parking for multiple vehicles and a large area of lawn. The garden extends down both side elevations with open boundaries.

REAR GARDEN

Laid to lawn with a concrete path abutting the property.

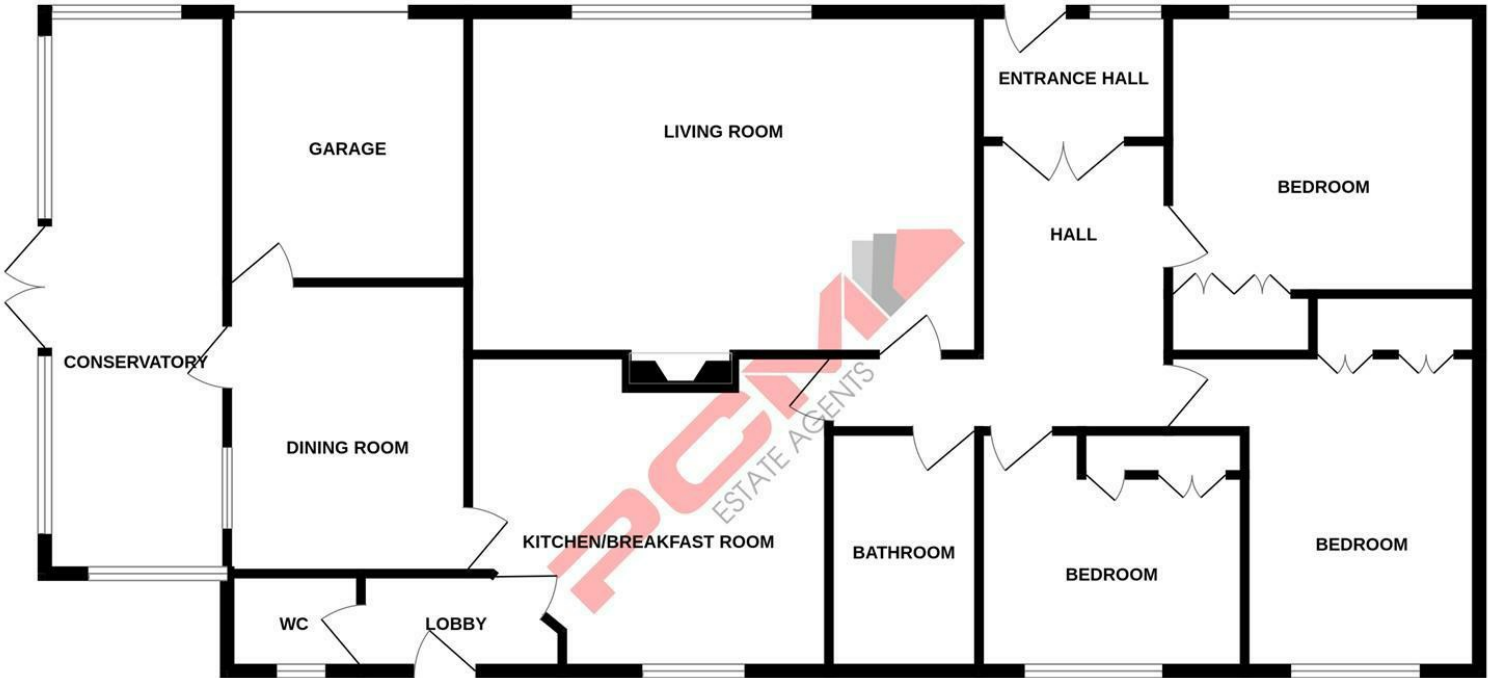
Council Tax Band: C







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) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ 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 ₂ 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.