



ESTATE AGENTS

5, Gresham Way, St. Leonards-on-sea, TN38 0UG

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Guide Price £430,000

****Guide Price £430,000-£450,000****

PCM Estate Agents are delighted to present to the market a RARE & EXCITING OPPORTUNITY to acquire this incredibly spacious DETACHED THREE BEDROOM BUNGALOW positioned on this sought-after road within West St Leonards. The property benefits from FAR REACHING VIEWS over Filsham Valley, a LANDSCAPED GARDEN, OFF ROAD PARKING for several vehicles and a GARAGE.

Inside you are greeted by a spacious L shaped entrance hall with AMPLE STORAGE space, from here you can access the TRIPLE ASPECT LOUNGE-DINING ROOM having pleasant views over the garden and FAR REACHING VIEWS over Filsham Valley beyond, in addition there is a MODERN KITCHEN, MODERN SHOWER ROOM with WC, separate WC and THREE DOUBLE BEDROOMS all with BUILT IN WARDROBES. The GARDEN offers n ARRAY OF COLOUR and is sympathetically positioned with planted borders and beds, a section of lawn and strategically positioned seating areas to benefit from those views.

The property is well-presented and conveniently positioned within easy reach of bus routes and nearby local amenities. The LOVELY VIEWS are a real selling point and can be enjoying from both inside and in the garden.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

With window to side opening to:

SPACIOUS L SHAPED ENTRANCE HALL

Ample storage, loft hatch providing access to a part boarded loft space via a pull down ladder with lighting and insulated, radiator, dado rail, door to:

LOUNGE-DINING ROOM

24'5 x 12'2 (7.44m x 3.71m)

Triple aspect with double glazed windows to both side, front and rear elevations having lovely far reaching views, double glazed door opening to the garden, coving to ceiling, two double radiators, television point, fireplace with wooden fire surround, tiled hearth and inset gas fire.

KITCHEN

11'4 max x 9'9 (3.45m max x 2.97m)

Shaker style, built with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, four ring gas hob with fitted cooker hood over and waist level electric fan assisted oven, space for talk fridge freezer, space and plumbing for washing machine and tumble dryer, pantry style cupboard, floor standing Potterton boiler, double glazed window to front aspect having lovely views down Gresham Way and over St Leonards.

BEDROOM

14' max x 10'6 (4.27m max x 3.20m)

Coving to ceiling, double radiator, built in wardrobes, dual aspect room with double glazed pattern glass window to side and double glazed window to rear with pleasant views onto the garden.

BEDROOM

12'3 x 10'3 (3.73m x 3.12m)

Built in double wardrobe, coving to ceiling, double radiator, double glazed window to rear aspect with pleasant views over the garden.

BEDROOM

10' x 9'5 (3.05m x 2.87m)

Coving to ceiling, built in wardrobe, radiator, double glazed window to rear aspect with pleasant views over the garden.

SHOWER ROOM

Large walk in shower enclosure with electric shower, pedestal wash hand basin, concealed cistern low level wc, part tiled walls, radiator, coving to ceiling, wood laminate flooring, double glazed pattern glass window to front aspect.

SEPARATE WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, radiator, coving to ceiling, double glazed pattern glass window to front aspect.

OUTSIDE- FRONT

Canopied porch area, driveway providing off road parking for multiple vehicles, gated side access to the rear garden, outside lighting. The property occupies a slightly elevated position set back from the road with a landscaped front garden, laid to lawn with rockery and planted areas.

GARAGE

16'8 x 9'4 (5.08m x 2.84m)

Electric up and over door, radiator, power and light, gas meter, consumer unit for the electrics, window to side aspect, personal door to front/ side elevation.

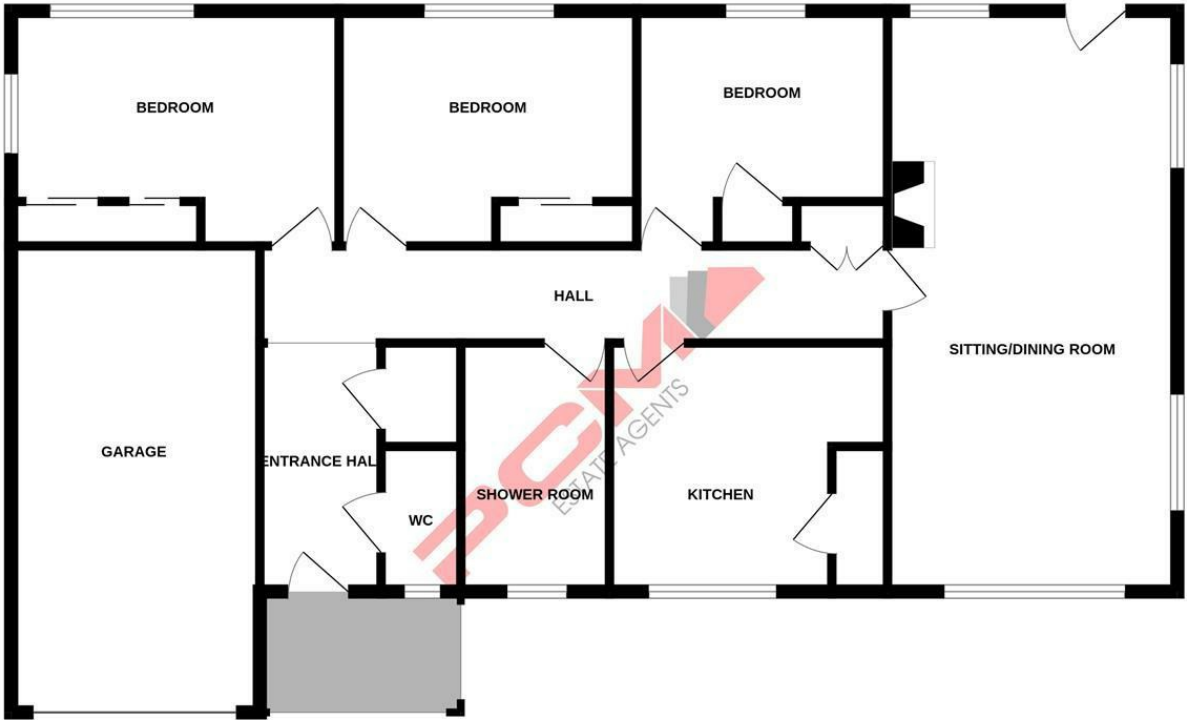
REAR GARDEN

Extending off the rear and side elevations, well thought-out with several areas to sit and enjoy the lovely far reaching views over St Leonards and Filsham Valley. To the side elevation there is a section of lawn, gated side access to both side elevations, several seating areas to take in those lovely views and well planted borders and beds with an array of colourful plants, shrubs and rose bushes, fenced boundaries and outside water tap.

Council Tax Band: D



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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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.

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	