



38, Arbourvale, St. Leonards-On-Sea, TN38 0XY

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Offers In Excess Of £270,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN END OF TERRACED TWO BEDROOM BUNGALOW with DOUBLE DRIVEWAY providing OFF ROAD PARKING for two vehicles side-by-side and a LANDSCAPED GARDEN extending to the side and rear of the property.

Inside, the property benefits from having gas fired central heating, double glazing and the overall accommodation is well-presented and well-proportioned. A double glazed door provides access onto the spacious entrance hall, OPEN PLAN LOUNGE-DINING ROOM, MODERN FITTED KITCHEN, inner hallway providing access to TWO BEDROOMS both having BUILT IN WARDROBES, conservatory and a bathroom.

Tucked away in this quiet location on this sought-after development close to bus routes and local amenities including the Tesco's Superstore. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED PATTERN GLASS DOOR

Opening to;

ENTRANCE HALL

Wood effect vinyl flooring, radiator, telephone point, cupboard concealed consumer unit for the electrics, spotlighting, smoke alarm. Door to:

LOUNGE/DINING ROOM

15'8" x 12'4" (4.78m x 3.76m)

Television point, spotlighting, radiator, burglar alarm panel, double glazed window to front aspect.

KITCHEN

10'6" x 7'0" (3.20m x 2.13m)

Fitted with a range of eye and base level cupboards and drawers with soft close hinges and complimentary work surfaces over, space for cooker, inset drainer sink unit with mixer tap, space and plumbing for slimline dishwasher, space and plumbing for washing machine, part tiled walls, wood effect vinyl flooring, spotlighting, space for tall fridge/freezer, Range Master Cooker with cooker hood over, double glazed window to front aspect.

INNER HALL

11'6" x 9'5" (3.51m x 2.87m)

Loft hatch providing access to loft area. Door to:

BEDROOM ONE

11'6" x 9'5" (3.51m x 2.87m)

Spotlighting, radiator, window to rear aspect.

BEDROOM TWO

9'9" x 8'0" (2.97m x 2.44m)

Radiator, spotlighting. built in wardrobes, door opening to:

CONSERVATORY

16'7" x 5'9" (5.05m x 1.75m)

Wood effect vinyl flooring, radiator, UPVC construction with windows to both side and rear aspects, door to side providing access to garden.

BATHROOM

Modern white suite comprising panelled bath with mixer tap, shower attachment and glass shower screen, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled splashbacks, heated towel rail, wood effect vinyl flooring, tiled walls, spotlighting, extractor fan, double glazed window with patterned glass to side aspect.

FRONT GARDEN

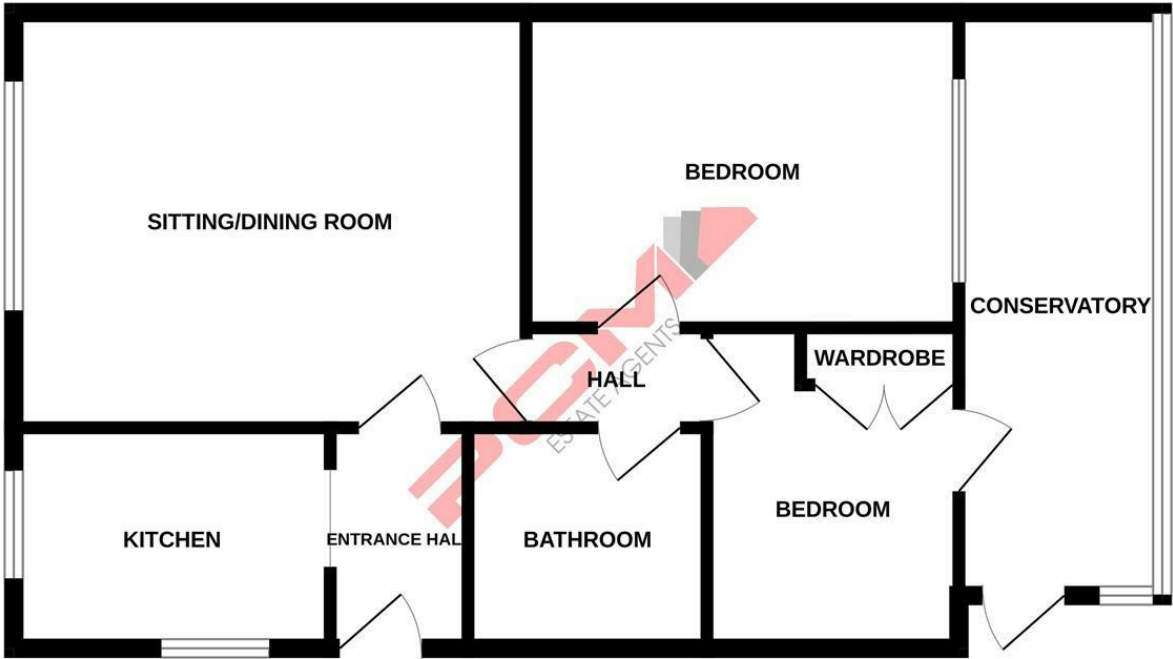
Driveway providing off road parking for two vehicles side-by-side, gated access to side garden which is enclosed by fencing and has a decked patio and a wooden shed, opening up to;

REAR GARDEN

Tiered with patio area, wooden shed, fenced boundaries.



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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