



ESTATE AGENTS

5, Beechwood Gardens, St. Leonards-On-Sea, TN37 7HP

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Price £435,000

Located in this highly sought-after and quiet cul-de-ac within the popular Little Ridge area of St Leonards is this BEAUTIFULLY PRESENTED, THREE BEDROOM, TWO BATHROOM, EXTENDED DETACHED BUNGALOW with GARAGE, offering spacious and versatile accommodation throughout.

Accommodation comprises an entrance porch leading to a welcoming hallway, LARGE LOUNGE-DINER with doors opening onto the garden, WELL-APPOINTED KITCHEN, THREE DOUBLE BEDROOMS with an EN-SUITE shower room to the master bedroom, and a family bathroom fitted with both shower and bath. Externally, the property boasts PRIVATE AND SECLUDED WRAP AROUND GARDENS which are PREDOMINANTLY LEVEL, creating an ideal space for outdoor enjoyment and entertaining, whilst to the front of the property, there is OFF ROAD PARKING leading to a GARAGE.

Conveniently positioned close to the Conquest Hospital and benefiting from public transport links to Hastings town centre. Early viewing comes highly recommended to fully appreciate the space, presentation and location on offer.

Please call the owners agents now to arrange your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

SPACIOUS ENTRANCE HALL

Cupboard housing electric meter, additional large storage cupboard providing ample space for coats and shoes with additional shelving and electric consumer unit, further storage cupboard housing the hot water tank, radiator, door opening to:

LOUNGE-DINER

32'4 x 12' max (9.86m x 3.66m max)

Two double glazed patio doors opening onto the later described rear garden, double glazed windows to rear aspect overlooking the rear garden, radiator, feature wood burning stove with slate hearth, television point, opening to:

KITCHEN

13'8 x 8'8 (4.17m x 2.64m)

Fitted with a range of eye and base level units, ample countertop space, inset one and ½ bowl stainless steel inset sink with mixer tap, integrated under counter freezer, integrated dishwasher and washing machine, space for tall fridge freezer,

range style cooker with extractor above, double glazed window to front aspect and frosted double glazed door to side aspect.

MASTER BEDROOM

12'3 x 11'4 (3.73m x 3.45m)

Built in wardrobes, radiator, double glazed window to front aspect, door to:

EN-SUITE

Walk in double shower with electric shower attachment, chrome style heated towel rail, low level dual flush wc, wash hand basin and extractor fan.

BEDROOM

13'2 x 8'1 (4.01m x 2.46m)

Radiator, double glazed window to rear aspect providing pleasant views over the rear garden.

BEDROOM

15'3 x 8'1 (4.65m x 2.46m)

Radiator, double glazed window to side aspect providing views over the side garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, part tiled walls, shower cubicle, wash hand basin with mixer tap and storage below, low level dual flush wc, chrome style heated towel rail, frosted double glazed window to side aspect.

OUTSIDE - FRONT

Good sized area of front garden, mainly laid to lawn with a range of shrubs, off road parking for two vehicles, access to:

GARAGE

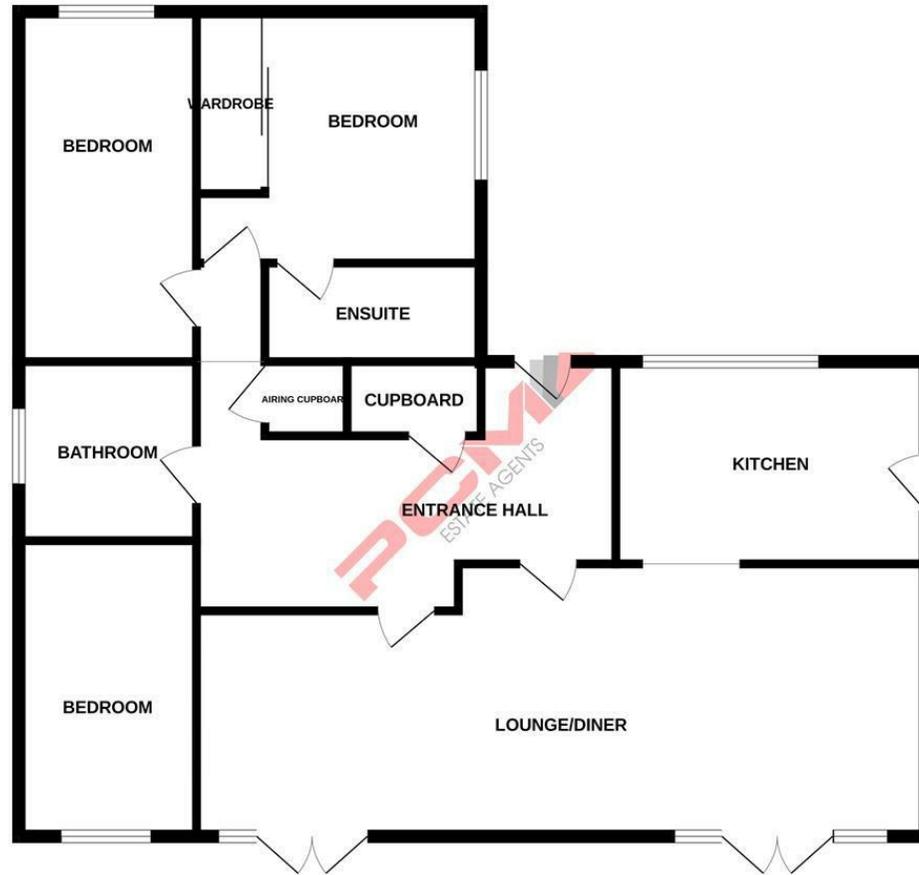
Up and over door, power and light, personal door too the rear providing access to the rear garden.

REAR GARDEN

A particular feature of the property, benefitting from a large area of patio space ideal for dining and entertaining, with steps down to a good sized area of lawn, being level with planted borders and a range of mature trees and shrubs. There is a storage shed and additional log store, side gate providing access to a further section of private garden, providing ample space for growing fruit and vegetables, with a large additional patio area, greenhouse and side access gate leading to the front of the property.

Council Tax Band: C





TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		