



ESTATE AGENTS

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

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Offers In Excess Of £375,000

Located in this highly sought-after and quiet cul-de-sac is this BEAUTIFULLY PRESENTED TWO BEDROOMED DETACHED BUNGALOW with LARGE CONSERVATORY and a SOUTHERLY FACING REAR GARDEN.

The property is BEAUTIFULLY PRESENTED THROUGHOUT and offers SPACIOUS ACCOMMODATION comprising an entrance porch, hallway, 19ft LOUNGE-DINER, separate CONSERVATORY opening onto the garden, kitchen, TWO DOUBLE BEDROOMS and a main bathroom with bath and shower. Externally the property boasts a private and SECLUDED GARDEN which is SOUTHERLY-FACING and PREDOMINANTLY LEVEL, and to the front there is OFF ROAD PARKING leading to a GARAGE.

Located in a quiet cul-de-sac within the Little Ridge area of St Leonards, close to the Conquest Hospital and also benefitting from public transport links into Hastings town centre. Please call now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

SPACIOUS ENTRANCE PORCH

Storage cupboard, double glazed windows to front and side aspects, door to;

SPACIOUS ENTRANCE HALLWAY

Airing cupboard, radiator, wall mounted thermostat control.

LOUNGE-DINER

19'10 x 11'11 (6.05m x 3.63m)

Feature log burner, radiator, television point, double glazed windows and doors onto;

CONSERVATORY

16'11 x 9'11 (5.16m x 3.02m)

Double glazed windows to both side and rear aspects enjoying a pleasant outlook over the garden, double doors opening to garden, power points.

KITCHEN

13'10 x 8'9 (4.22m x 2.67m)

Comprising a range of eye and base level units with worksurfaces over, four

ring gas hob with extractor above, integrated oven and grill, space and plumbing for washing machine, space for fridge freezer, space for tumble dryer, storage cupboard, wall mounted gas fired boiler, space and plumbing for slimline dishwasher, inset sink with mixer tap, double glazed window to front aspect, two storage cupboards.

BEDROOM

12'5 x 11'10 (3.78m x 3.61m)

Double glazed window to front aspect, radiator.

BEDROOM

12' x 9'10 (3.66m x 3.00m)

Double glazed window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap, shower attachment and shower screen, separate walk in shower, dual flush wc, wash hand basin with storage below, radiator, double glazed obscured window to side aspect.

GARAGE

15'11 x 8' (4.85m x 2.44m)

Up and over door, power, lighting and window to rear aspect.

REAR GARDEN

Private and secluded south-facing garden, mainly laid to lawn and featuring a range of mature shrubs, plants and trees, patio area ideal for seating and entertaining, summer house, separate storage shed, side access to the front of the property.





Floor Plan

Total floor area 95.0 sq. m. (1,023 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
	85		
	59		
England & Wales EU Directive 2002/91/EC		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.