



ESTATE AGENTS

25, The Links, St. Leonards-On-Sea, TN38 0UN

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Guide Price £275,000

****GUIDE PRICE £275,000 TO £290,000****

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM DETACHED BUNGALOW positioned in this sought-after region of St Leonards, close to local amenities and bus routes. Offering well-proportioned accommodation with a LOVELY GARDEN and a GARAGE in a block nearby.

Accommodation comprises a porch, spacious L shaped entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, kitchen, TWO BEDROOMS and a SHOWER ROOM. The property is positioned set back from the road with a LOVELY LANDSCAPED GARDEN. Whilst the property could benefit from some modernisation, it does offer modern comforts including gas fired central heating and double glazing.

Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS PORCH

UPVC constructions with double glazed windows to both side and front elevations, tiled flooring, wooden door leading to:

L SHAPED ENTRANCE HALL

Coving to ceiling, loft hatch providing access to loft space, radiator, airing cupboard housing immersion heater, doors opening to:

DUAL ASPECT LOUNGE-DINING ROOM

29' narrowing to 17'6 x 11'10 narrowing to 8'4 (8.84m narrowing to 5.33m x 3.61m narrowing to 2.54m)

Dual aspect with double glazed window to front and double glazed sliding patio doors to rear providing a pleasant outlook and access onto the garden, two radiators, coving to ceiling, fireplace with inset gas flame living flame fire, television point, serving hatch through to:

KITCHEN

10'6 x 8'5 (3.20m x 2.57m)

Coving to ceiling, part tiled walls, wood effect vinyl flooring, serving hatch

through to lounge-dining room. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink with mixer tap electric hob with waist level oven, space and plumbing for washing machine and dishwasher, space for under counter fridge and separate freezer, double glazed window to rear aspect with lovely views onto the garden.

BEDROOM

12'9 x 10'6 (3.89m x 3.20m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

11' x 7'8 (3.35m x 2.34m)

Coving to ceiling, radiator, built in cupboards and double glazed window to front aspect.

SHOWER ROOM

Large walk in shower enclosure with hand rail and pull down seat, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, part tiled walls, wood laminate flooring, ladder style heated towel rail, double glazed pattern glass window to front aspect.

OUTSIDE - FRONT

Path leading to front door, lawn either side of pathway, gated access down the side elevation leading to the rear garden, mature plants and shrubs.

REAR GARDEN

Decked patio, section of lawn, planted borders, established plants and shrubs, greenhouse, wooden shed, outside water tap, gated side access to the front elevation, fenced boundaries.

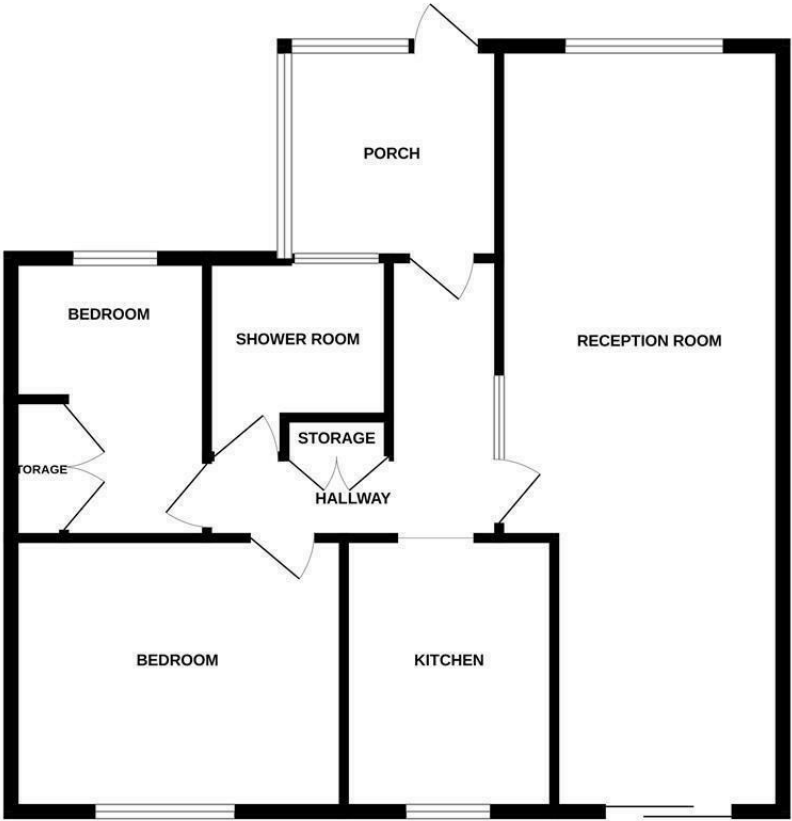
GARAGE

Located in a block nearby with up and over door.

Council Tax Band: C



GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 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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