



**75, Fern Road, St. Leonards-On-Sea, TN38 0UP**

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**Price £340,000**



PCM Estate Agents are delighted to present this BEAUTIFULLY MAINTAINED THREE BEDROOM SEMI-DETACHED BUNGALOW, ideally situated in a peaceful location within this favourable region of St Leonards, close to local amenities and bus routes. The property comes with the added benefit of a GARAGE in a nearby block and is offered CHAIN FREE.

Inside, you'll find a welcoming entrance hall that leads to a bright, DUAL ASPECT OPEN PLAN RECEPTION ROOM with a MODERN KITCHEN. The bungalow also features THREE COMFORTABLE BEDROOMS, a family bathroom with a shower over the bath and a SEPARATE WC. Outside, there's a front garden and a PRIVATE ENCLOSED REAR GARDEN, perfect for relaxing.

Conveniently located with easy access to local bus routes and amenities. Viewing comes highly recommended. Please call the owners agents now to book your viewing

#### **DOUBLE GLAZED FRONT DOOR**

Opening into:

#### **ENTRANCE HALL**

L shaped with hard wood flooring, loft hatch providing access to loft space, radiator, storage cupboard.

#### **OPEN PLAN LOUNGE-DINING ROOM-KITCHEN**

29' x 11' (8.84m x 3.35m)

Dual aspect with double glazed window to front, double glazed sliding patio doors to rear framing views and providing access onto the garden. Offering an inviting open plan reception space providing ample space for lounge and dining furniture, wood flooring, down lights, radiator, fireplace with solid oak mantle and inset wood burning stove. The kitchen is fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces and matching upstands over, Lamona hob with electric fan assisted oven below and cooker hood over, inset resin one and ½ bowl drainer-sink with mixer tap, integrated appliances include slimline dishwasher, wine chiller and tall fridge freezer, space and plumbing for washing machine, fitted wall mounted display cabinets and shelving.

#### **BEDROOM**

13'7 x 10' (4.14m x 3.05m)

Radiator, partially wood panelled walls, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

12'1 x 8'3 (3.68m x 2.51m)

Radiator, double glazed window to front aspect.

#### **BEDROOM**

10' x 8'1 (3.05m x 2.46m)

Radiator, double glazed window to rear aspect with views onto the garden.

#### **BATHROOM**

Modern suite comprising a panelled bath with mixer tap and shower over bath, chrome shower fixing, waterfall style shower head and hand-held shower attachment, glass shower screen, concealed cistern, dual flush low level wc, wall mounted vanity enclosed wash hand basin with tiled splashback and chrome mixer tap, heated ladder style towel rail, part aquabored walls, tiled flooring, down lights, extractor for ventilation, double glazed obscured glass window to front aspect.

#### **SEPARATE WC**

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with tiled splashback and chrome mixer tap.

#### **OUTSIDE - FRONT**

Lawned front garden, mature plants and shrubs, path leading to a canopied external porch.

#### **REAR GARDEN**

Mainly laid to lawn with fenced boundaries, wooden shed, rear gated access, pedestrian access to garage, enjoying plenty of afternoon sunshine.

#### **GARAGE**

Located in a block close by, up and over door.







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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