



14, Ledsham Way, St. Leonards-On-Sea, TN37 7LG

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Price £347,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this TWO/ THREE BEDROOM SEMI-DETACHED BUNGALOW with the addition of a LOFT ROOM. Tucked away in a quiet cul-de-sac location with LOVELY FAR REACHING VIEWS extending off the front of the property, driveway providing OFF ROAD PARKING for multiple vehicles and a LARGE GARAGE.

Overall accommodation comprises an entrance porch, hallway with AMPLE STORAGE SPACE, BAY FRONTED LOUNGE, kitchen, separate DINING ROOM, TWO GOOD SIZED BEDROOMS and an OCCASIONAL THIRD BEDROOM, bathroom, SEPARATE WC and a LOFT ROOM. The property has GOOD SIZED FRONT AND REAR GARDENS with patio enjoying plenty of sunshine and section of lawn.

Conveniently positioned within easy reach of bus routes and nearby local amenities, viewing comes highly recommended so call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening onto:

PORCH

Part brick construction with UPVC double glazed windows to both side and front elevations, pleasant views can be enjoyed from the front over St Leonards and to Beachy Head, door to:

HALLWAY

Radiator, built in storage cupboard, wall mounted security alarm pad, coving to ceiling.

LOUNGE

17'6 into bay x 11'5 (5.33m into bay x 3.48m)

Stone fireplace with open fire and wooden mantle, television point, three radiators, coving to ceiling, double glazed bay window to front aspect.

KITCHEN

12'5 x 9'1 (3.78m x 2.77m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, part tiled walls, double glazed window to side aspect, doorway leading to:

DINING ROOM - CONSERVATORY

10'6 x 9'4 (3.20m x 2.84m)

Park brick construction with double glazed windows to both side and rear elevations, doorway leading to bedroom and double glazed door to porch.

BATHROOM

Panelled bath with mixer tap and shower over, pedestal wash hand basin, ladder style heated towel rail, part tiled walls, coving to ceiling, double glazed pattern glass window to side aspect.

SEPARATE WC

Dual flush low level wc, double glazed window to side aspect.

OCCASIONAL ROOM/ BEDROOM

12'4 x 11'5 (3.76m x 3.48m)

Access to loft room, borrowed light window to side aspect, radiator wooden partially glazed doors opening to:

BEDROOM

10'8 x 10'1 (3.25m x 3.07m)

Radiator down lights, built in wardrobe, door leading to dining room/ conservatory, radiator, double glazed window to rear aspect.

BEDROOM

10'2 x 8'5 (3.10m x 2.57m)

Dual aspect room, radiator, coving to ceiling, double glazed window to both side and front elevations.

GARDEN

Laid to lawn with patio, driveway extending down the side elevation of the property, fixed wooden five bar gate, outside water tap located to the side.

LOFT ROOM

16' max x 13'4 max (4.88m max x 4.06m max)

Built in storage, Velux window to rear aspect, power and light, radiator, newly carpeted.

GARAGE

19'4 x 12' (5.89m x 3.66m)

Up and over door, providing ample storage space.

OUTSIDE - FRONT

Lawned front garden, pathway to front door.





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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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		