



6, The Drive, St. Leonards-On-Sea, TN38 0UR

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Price £285,000

PCM Estate Agents are delighted to present to the market this TWO BEDROOM DETACHED BUNGALOW with GARAGE, offering excellent POTENTIAL FOR MODERNISATION and situated at the end of a quiet cul-de-sac. Enjoying a PEACEFUL SETTING with convenient access to local amenities and bus routes.

Accommodation comprises a spacious and light filled LOUNGE-DINER with French doors to a good sized CONSERVATORY overlooking the garden, creating an open ideal space for entertaining. There are TWO WELL-PROPORTIONED DOUBLE BEDROOMS, separate kitchen and a SHOWER ROOM. There is also a large entrance porch providing practical storage for coats and shoes.

Externally, the property benefits from a REAR GARDEN with patio area ideal for outdoor dining along with raised beds and a small area of lawn. There is also a personal door from the garden providing access to the GARAGE.

This bungalow is perfectly suited to purchasers seeking a property IN NEED OF SOME UPDATING, whilst securing a home in a private and TRANQUIL LOCATION. Early viewing comes highly recommended, please contact the owners agents now to avoid disappointment.

UPVC PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

10'4 x 5'7 (3.15m x 1.737m)

Radiator, double glazed windows to front and rear aspects, further door opening to:

ENTRANCE HALL

Radiator, loft hatch, wall mounted thermostat, cupboard housing combi boiler and having further storage space for linen. door opening to:

LOUNGE-DINER

29'7 x 10'11 (9.02m x 3.33m)

Gas fire and feature surround, television and aerial point, radiators, double glazed window to front aspect overlooking the front garden, double glazed French doors opening to:

CONSERVATORY

13'5 x 11'6 (4.09m x 3.51m)

Providing access to the side of the property and access to storage shed, further

double glazed door providing access to the rear garden, electric fireplace, double glazed windows to side and rear aspect overlooking the garden.

KITCHEN

10'5 x 8'9 (3.18m x 2.67m)

Fitted with a range of eye and base level units, space and plumbing for washing machine, space for under counter fridge and freezer, four ring gas hob with extractor above and oven below, stainless steel inset sink with mixer tap, part tiled walls, double glazed window to rear aspect providing an outlook onto the garden.

BEDROOM

12'6 x 10'5 (3.81m x 3.18m)

Built in wardrobes with hanging space and shelving above, radiator, double glazed window to rear aspect providing views onto the rear garden.

BEDROOM

10'11 x 7'8 (3.33m x 2.34m)

Radiator, double glazed window to front aspect.

SHOWER ROOM

One & ½ sized shower tray with mains pressure shower, sink with mixer tap, low level wc, tiled walls, chrome style heated towel rail, extractor fan, tunnel light allowing natural light into the room, frosted double glazed window to front aspect.

OUTSIDE - FRONT

Steps leading up to the front of the property, area of lawn in need of cultivation but offering ample space for plants and shrubs etc.

REAR GARDEN

Low maintenance with a range of stone paths providing access to raised beds with small areas of lawn and shrubbery, small pond, gated rear access providing footpath access down to the garage, personal door into garage.

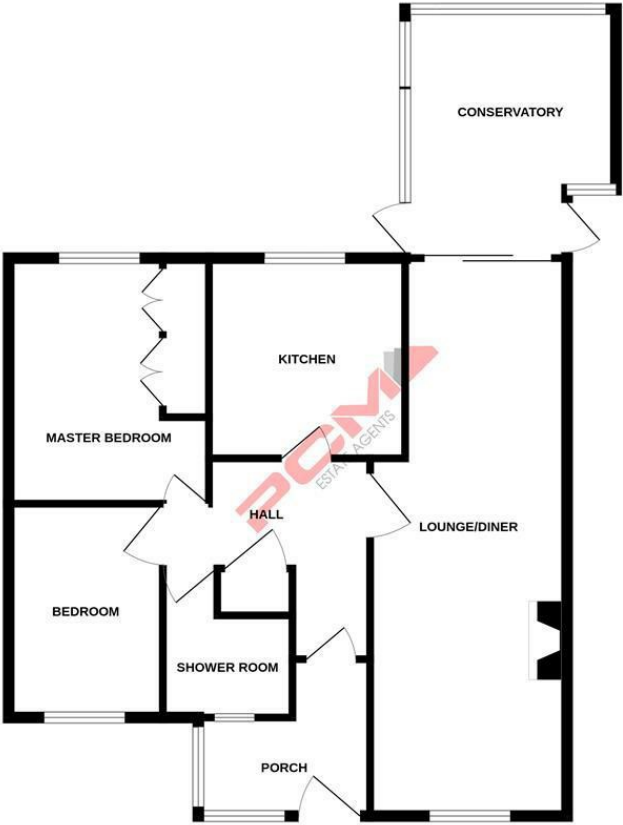
GARAGE

15'4 x 7'9 (4.67m x 2.36m)

Electric up and over door, power and light, shelving, housing its own separate consumer unit.



GROUND FLOOR



While 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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