



ESTATE AGENTS

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Price £475,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this adaptable OLDER STYLE BUNGALOW with a BEAUTIFULLY ESTABLISHED SOUTH-WESTERLY FACING GARDEN backing onto open fields. The property also benefits from having its own DRIVEWAY, GARAGE, gas central heating and double glazing.

The property can be arranged as either a ONE or TWO BEDROOM BUNGALOW with the addition of a LOFT ROOM. Accommodation comprises an entrance porch, hallway, LOUNGE-DINER leading to kitchen, UTILITY ROOM, modern newly fitted SHOWER ROOM with UNDERFLOOR HEATING, BEDROOM/ FORMAL LIVING ROOM, conservatory and FURTHER BEDROOM. The property has a LOFT ROOM with a fixed staircase leading from the entrance hall, having a Dormer window offering views onto the garden and the open fields beyond.

Offering a UNIQUE AND RARE OPPORTUNITY for those seeking a bungalow in a superb and convenient location, offering potential for further improvement/ adaption.

Located within easy reach of amenities in Battle, Hastings and St Leonards, offering a range of schooling establishments and Battle/ Hastings mainline railway station. Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE OPENING DOORS

Leading to:

PORCH

Further wooden door opening to:

ENTRANCE HALL

Stairs rising to loft room, telephone point, radiator, picture rail, wall mounted thermostat control for gas fired central heating, airing cupboard.

LOUNGE-DINER

12'4 x 10' (3.76m x 3.05m)

Picture rail, radiator, built in cupboards with recessed shelving, double glazed window to rear aspect having views over the established park-like garden, archway to

KITCHEN

8'10 x 8'6 (2.69m x 2.59m)

Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, worksurfaces, Perspex splashbacks, four ring gas hob with oven below and cooker hood over, inset drainer-sink unit with mixer tap, space for slimline dishwasher, wall mounted cupboard concealed boiler, wall mounted consumer unit for the electrics, double glazed window to front aspect overlooking the driveway, wooden partially glazed door to side aspect opening to:

UTILITY

15'4 x 4'9 (4.67m x 1.45m)

Space and plumbing for washing machine and tumble dryer set beneath kitchen worksurface, further range of wall mounted cupboards, space for tall fridge freezer, radiator, double glazed door to front, double glazed door to rear.

FORMAL LIVING ROOM/ BEDROOM

13'5 x 10'1 (4.09m x 3.07m)

Built in cupboard, radiator, feature log burner, picture rail, double glazed window to rear aspect with lovely views onto the south facing established rear garden.

DRESSING ROOM/ STUDY

11'9 x 8'5 (3.58m x 2.57m)

Built in storage cupboards, radiator, wood flooring laid in an herringbone pattern, double glazed window to front aspect. opening providing access into:

BEDROOM

1'1 x 9'3 (0.33m x 2.82m)

Continuation of the wood flooring laid in an herringbone pattern, radiator, double glazed sliding patio doors to rear elevation, door to:

CONSERVATORY

9'5 x 7'6 (2.87m x 2.29m)

UPVC construction with polycarbonate roof, double glazed windows to both side and rear elevations, double glazed French doors to garden and lovely views over the garden.

SHOWER ROOM

Large walk in shower with rain style shower head, wall mounted vanity enclosed wash hand basin with mixer tap, low level wc, tiled walls, tiled flooring, heated towel rail, underfloor heating, double glazed window to front aspect.

LOFT ROOM

Window to rear aspect with views onto the garden and open fields beyond.

REAR GARDEN

South- south westerly facing, enjoying plenty of sunshine throughout the day, established and mainly laid to lawn with established planted borders and shrubs, an array of colourful plants and perennials, patio abutting the property, section of garden being more of a wild meadow with an area of keep chickens, pond and storage/ outbuilding with power connected. The garden is of a good size and backs onto open fields, pleasant views can be enjoyed from the patio that abuts the property, far reaching views extend to Beachy Head and the sea on a clear day. There are a few steps down to the main section of garden which is laid to lawn with meandering paths, established planted borders, an array of colourful plants and shrubs, greenhouse, two wooden sheds and an allotment area.

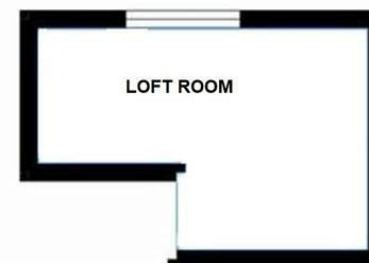
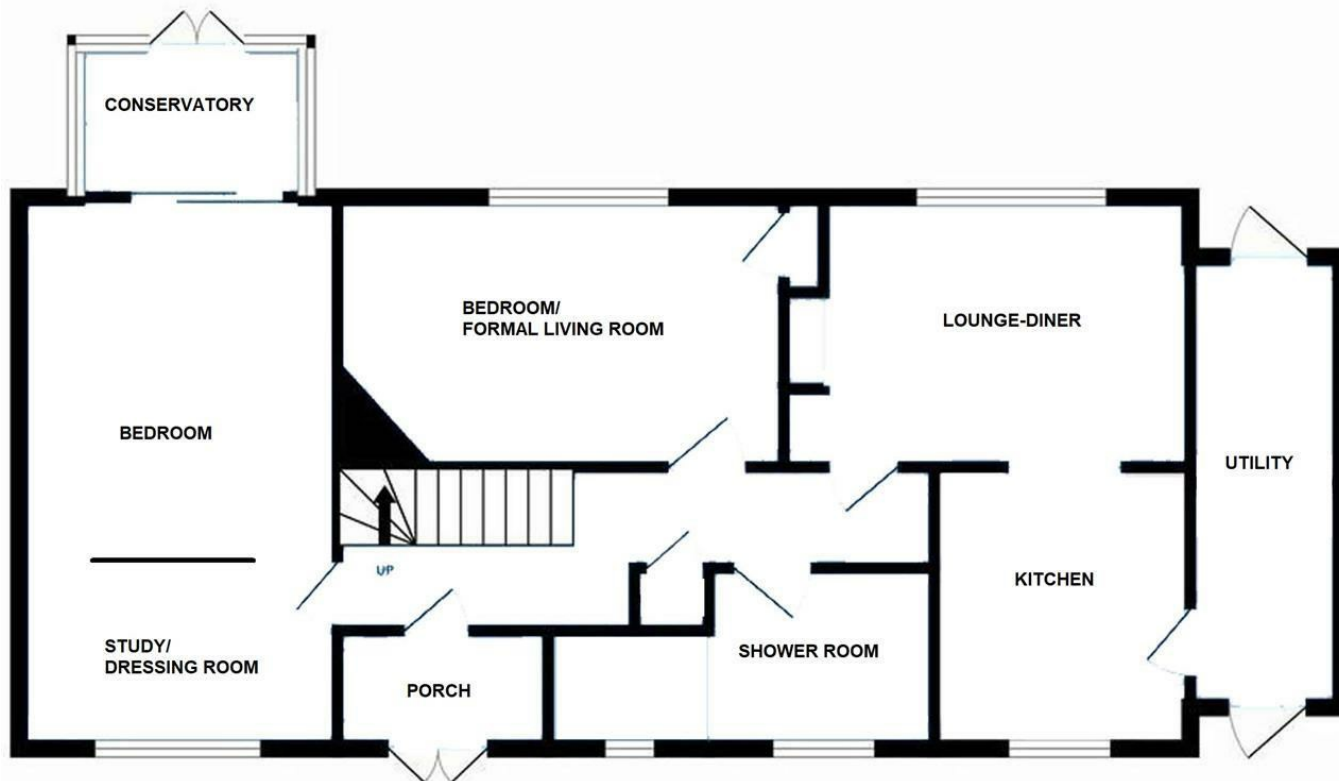
OUTSIDE - FRONT

Expansive driveway providing off road parking for multiple vehicles, gate opening to driveway with ample space for turning, established planted borders.

GARAGE

Up and over door, power connected.





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.

