



16, Arbourvale, St. Leonards-on-sea, TN38 0XY

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Price £260,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this SEMI-DETACHED TWO BEDROOMED BUNGALOW located on this favourable road within St Leonards, close to nearby local amenities and bus routes.

Accommodation comprises an entrance hall, LOUNGE-DINER, CONSERVATORY, kitchen, TWO BEDROOMS and a SHOWER ROOM. The property has a driveway providing OFF ROAD PARKING and a LANDSCAPED TERRACED GARDEN. The property has benefits including gas fired central heating, double glazed windows and SOLAR PANELS.

The property must be viewed to fully appreciate the convenient position and overall space on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Radiator, wood laminate flooring, telephone point, wall mounted thermostat control for gas fired central heating, airing cupboard, loft hatch providing access to loft space, door to;

LOUNGE/ DINING ROOM

16'3" x 11'4" (4.95 x 3.45)

Coving to ceiling, wood laminate flooring, television point, radiator, double glazed sliding patio doors to;

CONSERVATORY

19'3" x 5'8" (5.87 x 1.73)

Double glazed windows to side and rear aspects, double glazed door opening to side and providing access to garden.

KITCHEN

11'4" x 7'6" (3.45 x 2.29)

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with oven below, inset drainer/ sink unit with mixer tap, one ½ bowl inset drainer/ sink with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, space for dishwasher, wall mounted Worcester boiler, part tiled walls, wood laminate flooring, double glazed window to front aspect.

BEDROOM ONE

12'5" excluding door recess x 8'9" (3.78 excluding door recess x 2.67)
Radiator, coving to ceiling, double glazed window to rear aspect.

BEDROOM TWO

8'2" x 8'1" (2.49 x 2.46)
Radiator, coving to ceiling, double glazed window to front aspect.

SHOWER ROOM

Large walk in shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with chrome mixer tap and dual flush low level wc, ladder style heated towel rail, part tiled walls, extractor fan for ventilation, double glazed obscured glass window to side aspect.

FRONT GARDEN

Occupying a slightly elevated position with steps up to the front door, lawned front garden, driveway to side providing off road parking for multiple vehicles.

REAR GARDEN

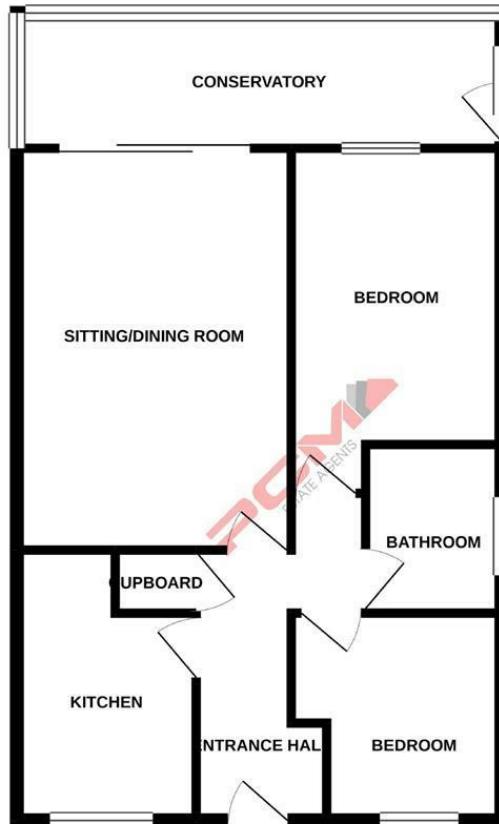
Landscaped and terraced with gated side access to front, patio providing ample outside space to entertain, sympathetically planted areas, the top section of garden is laid with stone and offers a pleasant view back over the bungalow.

AGENTS NOTE

There are seven solar panelled fitted to the rear section of the roof that help contribute to keeping the cost of the electricity low and feeds back to the grid, for which they get reimbursed.



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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	80	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			