



ESTATE AGENTS

17, Ponswood Road, St. Leonards-On-Sea, TN38 9BU

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Price £360,000

PCM Estate Agents are delighted to present to the market a RARE & EXCITING opportunity to acquire this CHAIN FREE, DETACHED TWO/ THREE BEDROOM BUNGALOW, full of charm and situated in the highly sought-after region of St. Leonards, just on the edge of Silverhill. Approached by a driveway with OFF ROAD PARKING, the bungalow is framed by an ESTABLISHED REAR GARDEN, an idyllic haven for alfresco entertaining or a tranquil escape.

Inside, the home offers a flexible, spacious layout, inviting you to reimagine its potential. While it does call for a touch of modernisation, it is a canvas awaiting your personal vision and taste. The accommodation unfolds with a warm entrance hall, a GENEROUS LOUNGE-DINER a separate DINING ROOM (ideal as a third bedroom if desired), a kitchen, TWO WELL-PROPORTIONED BEDROOMS, a CONSERVATORY, and a family bathroom. Modern comforts such as gas central heating and double glazing complement this inviting home.

With its proximity to local amenities such as ASDA, well-connected bus routes, and a variety of esteemed schools this home offers both convenience and a lovely place to live. Viewing is highly recommended, call us today to arrange your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Coving to ceiling, wooden partially glazed door opening to:

INNER HALL

Coving to ceiling, radiator, ample storage space, telephone point, doors opening to:

LOUNGE

15'8 x 12'1 (4.78m x 3.68m)

High ceiling with coving, picture rail, radiator, television point, dual aspect room with double glazed window to side and double glazed French doors opening to the rear elevation framing views and providing access to the garden.

DINING ROOM

15'1 x 11'9 (4.60m x 3.58m)

High ceiling with coving, picture rail, exposed wooden floorboards, double radiator, double glazed French doors with windows either side providing access into:

CONSERVATORY

11'3 x 8'5 (3.43m x 2.57m)

Part brick construction with polycarbonate roof, power points, double glazed windows to both side and rear elevations providing views over the garden, double glazed French doors providing access onto the patio.

KITCHEN

8'6 x 8'1 (2.59m x 2.46m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, exposed wooden floorboards, part tiled walls, integrated under counter fridge and separate freezer, double glazed door and window to side aspect.

MASTER BEDROOM

13'9 into bay x 13'2 (4.19m into bay x 4.01m)

High ceiling with coving, picture rail, range of fitted bedroom furniture incorporating wardrobes, bedside tables, chest of drawers and a dressing table, double radiator, double glazed bay window to front aspect.

BEDROOM

12'1 x 8'9 (3.68m x 2.67m)

High ceiling with coving, picture rail, fitted wardrobes with sliding doors, radiator, double glazed window to front aspect.

BATHROOM

Panelled bath, concealed cistern low level wc, vanity enclosed wash hand basin, part tiled walls, radiator, high ceiling with coving, loft hatch, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Enclosed front garden being laid to lawn with planted beds and further central planted bed, walled and fenced boundaries, concrete drive providing off road parking. The concrete drive continues to a pathway that abuts the property and leads down the side elevation, with gated side access to the rear garden.

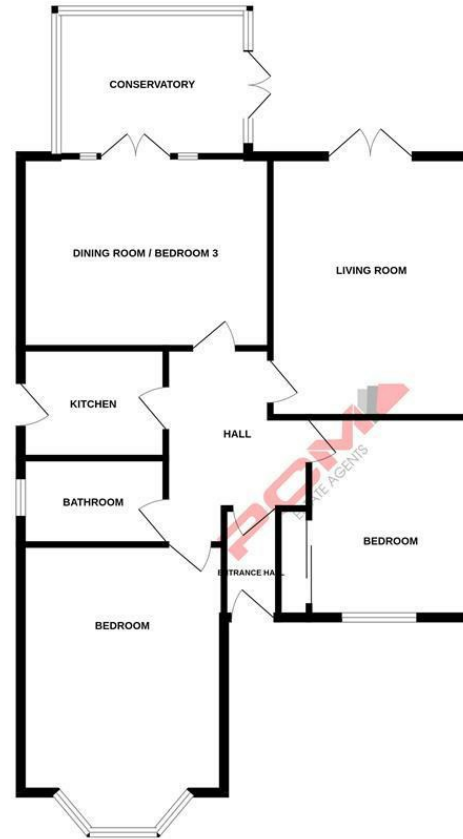
REAR GARDEN

Landscaped with a stone patio abutting the property, two steps up to a nice level section of lawn and a path that wraps around the lawned area, wooden shed, fenced boundaries and planting beds.

Council Tax Band: C



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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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			
(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		