



**49, Harley Shute Road, St. Leonards-On-Sea, TN38
8BY**

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

Price £550,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this UNIQUE AND INDIVIDUAL DETACHED BUNGALOW that could be arranged as a FIVE BEDROOM HOME OR A THREE BEDROOM HOME with an ADJOINING SELF-CONTAINED ONE BEDROOM ANNEXE.

The property has been significantly improved by the current owners with a LARGE EXTENSION off the back to create the annexe/ additional living accommodation. The majority of the property is finished, but there are some rooms and areas that remain unfinished, with further work required. There are also benefits including gas fired central heating and double glazing.

Accommodation comprises an entrance hall, LOUNGE-DINER, THREE BEDROOMS, EN-SUITE to master, UTILITY, kitchen, STUDY and bathroom. Whilst the annexe section consists of a hallway, LOUNGE-DINER, modern kitchen, BEDROOM and bathroom. The property is approached via a substantial block paved drive providing OFF ROAD PARKING for multiple vehicles, LEVEL ACCESS and a GOOD SIZED LEVEL REAR GARDEN with GARDEN STUDIO having a wc and kitchenette. There is also a HOME GYM that has been converted from what was the attached single garage.

The property could also be used as a large detached bungalow with five bedrooms, two kitchens, lounge-diner, study, utility, wc and three bathrooms.

Conveniently located within West St Leonards, within easy reach of St Leonards seafront, popular schooling establishments and nearby amenities, including West St Leonards railway station.

This UNIQUE DETACHED BUNGALOW must be viewed to fully appreciate the overall accommodation on offer.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

L shaped with partial underfloor heating (not currently connected), fitted cupboards, down lights, open plan to the utility area.

LOUNGE/ BEDROOM

16'4 x 12'1 (4.98m x 3.68m)

Depending on how you wish to utilise this space, it could be used as a reception room or bedroom. Double glazed windows to front and side aspects, inset down lights, wall mounted vertical radiator, door opening to the rear elevation providing access to:

KITCHEN

12'6 arrowing to 9'3 x 11'4 (3.81m arrowing to 2.82m x 3.45m)

Fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops over, Belfast with mixer tap, range style cooker, wall mounted boiler, dual aspect with double glazed window to side and rear elevations, door opening to rear porch.

BEDROOM

12'2 x 12'1 (3.71m x 3.68m)

Fireplace, wood laminate flooring, column style radiator, double glazed window to rear aspect.

MASTER BEDROOM

13'9 into bay x 10'9 (4.19m into bay x 3.28m)

Air conditioning unit, underfloor heating, feature panelled walls, dual aspect room with double glazed bay window to side and double glazed window to front, door to:

EN-SUITE

Tiled floor with underfloor heating, tiled walls, down lights, walk in shower, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, heated towel rail, down lights, extractor for ventilation, double glazed window with obscured glass to front aspect.

BEDROOM

11'6 x 8'7 (3.51m x 2.62m)

Down lights, wood laminate flooring, double glazed window to side aspect.

UTILITY AREA

5'3 x 5'5 (1.60m x 1.65m)

Space and plumbing for washing machine and tumble dryer, worksurface, double glazed window to side aspect, open plan to the L shaped entrance hall.

SEPARATE WC

Part tiled walls, tiled flooring, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, down lights, double glazed window with pattern glass to side aspect.

STUDY

5'7 x 4'9 (1.70m x 1.45m)

Tiled flooring, down lights, radiator, fitted worktop, fitted ceramic Belfast sink with mixer tap and shower attachment, useful for people with dogs and washing off boots etc.

REAR PORCH

Further door to rear elevation opening to the garden, consumer unit for the electrics and gas meter.

REAR HALL/ ANNEXE ACCOMMODATION

Coving to ceiling, radiator, wood laminate flooring, double glazed window and door with obscured glass to side, opening to the inner courtyard, further doors leading to:

LOUNGE/ BEDROOM

14'3 max x 12'10 (4.34m max x 3.91m)

Measurement excludes door recess area, wood laminate flooring, radiator, television point, down lights, coving to ceiling, dual aspect with double glazed window to front aspect with further double glazed window to rear aspect having views onto the rear garden.

KITCHEN

11'9 x 11'3 (3.58m x 3.43m)

Fitted with a matching range of base level cupboards and drawers with worksurfaces over, matching upstands, four ring gas hob with extractor over, waist level oven, wall mounted Worcester boiler, wood laminate flooring, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to side aspect leading to an inner patio courtyard, further door to a rear hall.

BEDROOM

12'2 x 12'2 (3.71m x 3.71m)

Radiator, coving to ceiling, wood laminate flooring, down lights and pendant lighting, double glazed window to rear aspect with views onto the garden.

BATHROOM

Bath/ shower with seat and mixer tap, pedestal wash hand basin, dual flush low level wc, heated towel rail, partially aquaborded walls, extractor for ventilation, coving to ceiling, wood laminate flooring, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT

Substantial block paved drive providing off road parking for multiple vehicles, walled front boundary, section of lawn, steps down the front and side elevation with established plants and shrubs, secure gated access down to the rear garden.

REAR GARDEN

Combination of a block paved patio and sandstone patio abutting the property, separate exit and entry point to the annexe area should you use it in this way, outside water tap, secure gated access to front, outside lighting, outside water tap/ shower. The garden opens up onto a section of level lawn with a block paved path meandering down to the bottom of the garden and providing access into a greenhouse, raised sleeper planting beds and a wooden shed. The garden is incredibly private with fenced boundaries.

GYM/ WORKSHOP/ MOTORCYCLE GARAGE

Versatile space, currently utilised as a home gym, power and light, double glazed window to rear, composite door.

GARDEN STUDIO

17'7 x 8'4 (5.36m x 2.54m)

Wood laminate flooring, kitchenette with wall mounted cupboards, low level wc, lighting and power.

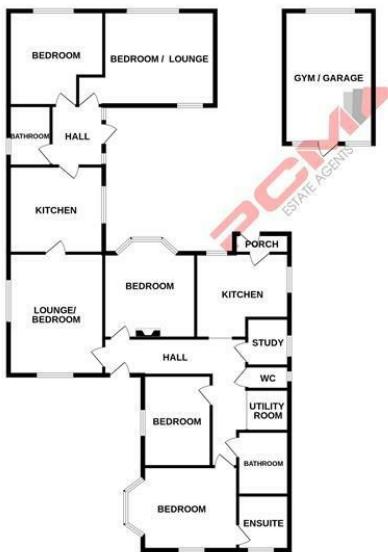
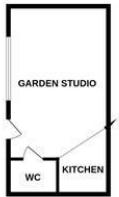
Council Tax Band: D







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, any plans or diagrams are for identification purposes only and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metripix ©2008

| 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 | 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 | EU Directive 2002/91/EC |

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.