

**20, Rowan Close, St. Leonards-On-Sea, TN37 7HS**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Offers In The Region Of £340,000**



If you are seeking a SUPERBLY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW in this RARELY AVAILABE and sought-after location, look no further than this excellent example, ideally suited to a wide range of buyers.

The accommodation comprises a lounge, TWO BEDROOMS, separate kitchen, CONSERVATORY/ SUN ROOM to the rear and a family bathroom. Externally, the property enjoys gardens to the front and side, along with OFF ROAD PARKING for multiple vehicles leading to a GARAGE. The property further benefits from gas central heating and double glazing throughout.

Situated in this highly sought-after location, the property is conveniently positioned within easy reach of Conquest Hospital and bus routes to Hastings town centre, offering a comprehensive range of shopping, sporting and recreational facilities, as well as the mainline railway station, seafront, and promenade.

Early viewing is strongly advised, call now to arrange your immediate viewing and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **SPACIOUS ENTRANCE HALLWAY**

Housing the electric meter and consumer unit, radiator, access to loft via loft hatch, storage cupboard, engineered oak flooring, door opening to:

#### **LOUNGE**

12'9 x 12'4 (3.89m x 3.76m)

Electric feature fire with surround, double glazed bay window to front aspect overlooking the front garden, radiator, television aerial and wall mounted thermostat, engineered oak flooring.

#### **KITCHEN**

12'2 x 9'1 (3.71m x 2.77m)

Fitted with a range of eye and base level units, inset one & ½ bowl sink with mixer tap, freestanding gas cooker with four ring gas hob and double oven below, extractor fan, space for tall freestanding fridge freezer, space and

plumbing for washing machine, engineered oak flooring, double glazed window to side aspect, double glazed window and double glazed door to rear providing access to the conservatory/ sun room.

#### **BEDROOM ONE**

13'4 x 12'4 (4.06m x 3.76m)

Radiator, engineered oak floor, double glazed window to rear aspect providing pleasant views onto the garden.

#### **BEDROOM TWO**

9'9 x 8'4 (2.97m x 2.54m )

Radiator, engineered oak flooring, double glazed window to front aspect.

#### **CONSERVATORY/ SUN ROOM**

12'6 x 8'3 (3.81m x 2.51m)

Electric heater, double glazed windows to both side aspects providing views onto the garden, French style doors to rear aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment above, inset sink with mixer tap, wc, radiator, tiled walls, tiled flooring, two frosted double glazed windows to side aspect.

#### **REAR GARDEN**

Steps down to a good sized patio space with ample space for pots and plants, rear personal door providing access to garage, external storage cupboard. Area of lawn, range of mature trees and shrubs, ample space to enjoy summer evening and outside dining, outside storage shed.

#### **OUTSIDE - FRONT**

The property benefits from having an extended driveway providing off road parking for multiple vehicles along with a further area of lawn, with a lovely range of mature trees and shrubs, access to the garage.

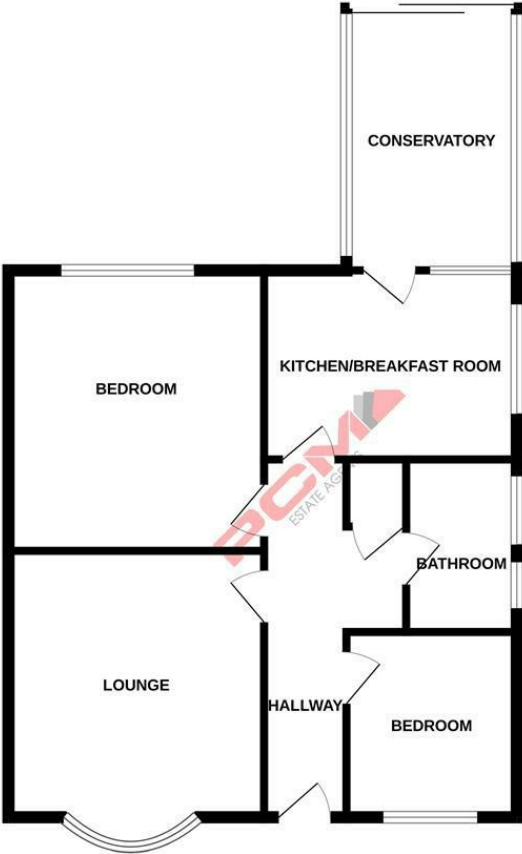
#### **GARAGE**

Up and over door, power and light, rear personal door to the garden.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		