



11, Ashbrook Road, St. Leonards-On-Sea, TN37 7EH

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Price £320,000

PCM Estate Agents are delighted to present to the market this OLDER STYLE SEMI-DETACHED TWO DOUBLE BEDROOM BUNGALOW conveniently located on this sought-after road within St Leonards, close to bus routes and local amenities. The property has a BEAUTIFULLY LANDSCAPED AND LEVEL GARDEN, driveway providing OFF ROAD PARKING for up to two vehicles and offers benefits including gas fired central heating and double glazing. Offered to the market CHAIN FREE.

Inside the well-arranged accommodation comprises an entrance hall, 27ft LOUNGE-DINING ROOM, good sized kitchen with access onto a lean to, TWO DOUBLE BEDROOMS and a SHOWER ROOM. The LANDSCAPED GARDEN is a delightful feature enjoying a PLEASANT, SUNNY AND PRIVATE ASPECT with a WORKSHOP, raised planting beds ideal for growing vegetables, patio and lawn.

This is a LOVELY BUNGALOW in a convenient location that must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your viewing to avoid disappointment.

WOODEN FRONT DOOR

Opening onto;

ENTRANCE HALL

Wood flooring, double radiator, loft hatch providing access to loft space, wall mounted consumer unit for the electrics, thermostat control for gas fired central heating, picture rail, door opening to;

IMPESSIVE DOUBLE ASPECT LOUNGE-DNING ROOM

27' x 11'2 (8.23m x 3.40m)

Spacious with wood laminate flooring, television and telephone points, built in storage, double radiator, fireplace, double glazed bow window to front aspect and double glazed window to rear aspect, return door to entrance hall, door to;

KITCHEN

14'2 x 7'2 (4.32m x 2.18m)

Fitted with a range of matching eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and under counter fridge and

separate freezer, part tiled walls, tiled flooring, double glazed window to rear aspect, door opening to;

LEAN TO

6'6 x 4'6 (1.98m x 1.37m)

Part brick and UPVC construction with glass roof. double glazed window to side aspect, door opening to garden.

BEDROOM ONE

12'3 x 8'7 (3.73m x 2.62m)

Wood laminate flooring, double radiator, picture rail, double glazed window to rear aspect with pleasant views onto the garden.

BEDROOM TWO

12'6 x 11' (3.81m x 3.35m)

Wood laminate flooring, radiator, double glazed window to front aspect.

SHOWER ROOM

Large walk in shower enclosure with electric shower, low level wc, vanity enclosed wash hand basin with storage set either side and beneath with chrome mixer tap, radiator, part tiled walls, tiled flooring, double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking for up to two vehicles, lawned front garden with pathway leading to the front door with planted borders, hedged and fenced boundaries.

REAR GARDEN

Good size with a block paved patio abutting the property, gated access to front, the patio opens up onto a further section of stone patio and then lawn, with raised planting beds, greenhouse, planted borders, fenced boundaries, outside water tap, shed and further workshop/shed. The garden is level and family friendly or considered ideal for the garden enthusiast.

LARGE WORKSHOP/ SHED

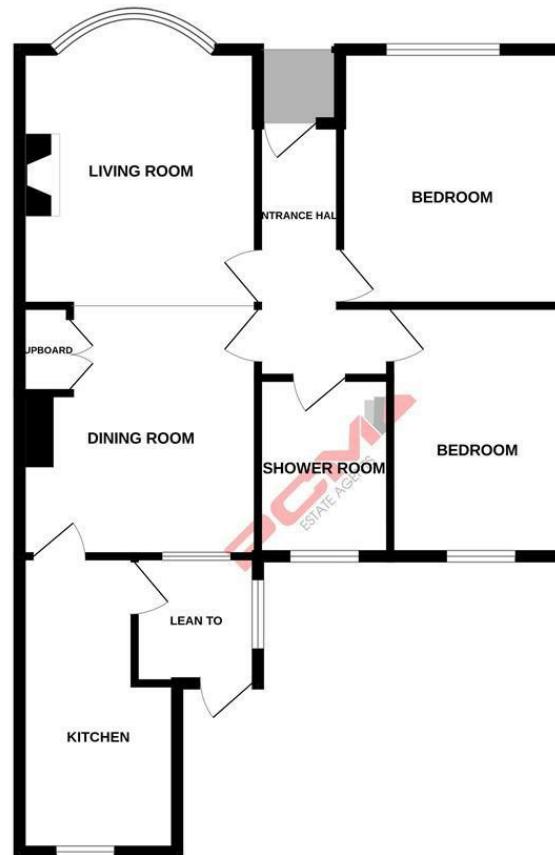
10'8 x 6' (3.25m x 1.83m)

With power and light.

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 operation 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		79
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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			