



ESTATE AGENTS

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Offers In Excess Of £485,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well-proportioned DETACHED FOUR BEDROOMED CHALET STYLE BUNGALOW occupying a LOVELY POSITION on this sought-after road within St Leonards with LOVELY VIEWS extending off the front and side of the house, across St Leonards and out to sea & Beachy Head.

There is approximately 1485 sq/feet of versatile accommodation, the property is currently arranged as HOME AND INCOME with the ability to live on the entire ground floor and to let two rooms on the first floor which has a KITCHENETTE and SHOWER ROOM to generate an income.

To the ground floor there is a spacious entrance hall, DUAL ASPECT LOUNGE-DINER, MODERN KITCHEN, separate UTILITY, TWO GOOD SIZED DOUBLE BEDROOMS and a LUXURY BATHROOM with bath and shower. There are TWO DRIVEWAYS providing OFF ROAD PARKING for multiple vehicles to both side elevations and a BEAUTIFULLY LANDSCAPED REAR GARDEN with plenty of areas to sit out and enjoy, benefitting from a lovely SUMMER HOUSE, SHED and a WORKSHOP.

Conveniently positioned within easy reach of a number of local schooling establishments, nearby amenities and bus routes, in addition to West St Leonards train station with its convenient links to London. This versatile CHALET STYLE RESIDENCE must be viewed to fully appreciate the space and position on offer.

Please call the owners agents now to book your viewing to avoid disappointment.

PORCH

With UPVC double glazed front door, part brick construction with part tiled walls, tiled flooring, space for hanging coats and storing shoes, further double glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, telephone point, double glazed windows to rear aspect, door to:

HALLWAY

Under stairs storage cupboard, radiator, wall mounted security alarm pad, storage cupboard, wood laminate flooring, doors opening to:

LOUNGE-DINER

17'1 x 15' (5.21m x 4.57m)

Continuation of the wood laminate flooring, radiator, television point, dual aspect room, double glazed bay window to front aspect, double glazed window to side aspect, views can be enjoyed from both windows across St Leonards and to the sea.

KITCHEN

11'7 x 10' (3.53m x 3.05m)

Fitted with a matching range of eye and base level cupboards and drawers with stone countertops over and tiled splashbacks, electric induction hob with extractor fan over, double oven and grill, inset stainless steel one & ½ bowl sunken sink with mixer spray tap and moulded drainer into the stone countertop, space and plumbing for slimline dishwasher, space for American style fridge freezer, wood flooring, dual aspect room with double glazed window and door to side and a double glazed window to front allowing for a pleasant outlook over St Leonards and to the sea.

SEPARATE UTILITY ROOM/ CLOAKROOM

9' x 5'5 (2.74m x 1.65m)

Tiled flooring, tiled walls, space and plumbing for washing machine and tumble dryer, Belfast ceramic sink, low level wc, heated towel rail, two double glazed pattern glass windows to side aspect.

BEDROOM

17'1 x 11'9 (5.21m x 3.58m)

Two built in wardrobes one with mirrored sliding doors, radiator, dual aspect room with double glazed windows to rear and side elevations.

BEDROOM

12'3 x 9'5 (3.73m x 2.87m)

Coving to ceiling, wood laminate flooring, radiator, dual aspect room with double glazed windows to side and double glazed French doors allowing access and a pleasant outlook over the garden.

BATHROOM

11'11 x 9'11 (3.63m x 3.02m)

Combination of tiled and aquaborded walls, tiled flooring, large walk in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, contemporary modern stand alone bathtub with chrome mixer tap and shower attachment, concealed cistern dual flush low level wc, twin wall mounted vanity enclosed wash hand basin with mixer tap and storage set beneath and a large mirrored vanity unit over and Bluetooth heated mirror, underfloor heating, double glazed pattern glass window to side aspect.

FIRST FLOOR LANDING

Cupboards housing further space for washing machine, under counter fridge, inset stainless steel sink unit with mixer tap, Velux window to side aspect. Landing provides access to:

BEDROOM

13'10 x 12'5 (4.22m x 3.78m)

Radiator, Velux window to side aspect, access to eaves storage, further Velux window which converts into a balcony to the side elevation allowing for lovely far reaching views over St Leonards and out to sea.

BEDROOM

12'5 x 9'5 (3.78m x 2.87m)

Radiator, access to eaves storage, double glazed window to rear aspect with views onto the garden and across St Leonards.

SHOWER ROOM

Walk in shower enclosure with shower, low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, tile effect vinyl flooring, extractor fan for ventilation, Velux window to side aspect allowing for a pleasant outlook over St Leonards.

OUTSIDE - FRONT

Driveways to both side elevations allowing off road parking for multiple vehicles, section of lawned front garden planted with mature flowering shrubs, outside security lighting, double opening gates to side elevation providing access to the garden, and single opening gate to the other side elevation providing access to garden.

REAR GARDEN

Beautifully landscaped and established garden, mainly laid to lawn with several seating areas, stone block paved patio to the side elevation offering a degree of seclusion and privacy, further decked veranda offering privacy, wooden shed, section of lawn with planted borders having established flowering shrubs and plants, greenhouse, brick barbeque, fenced boundaries and access to a large summer house, shed and a personal door to the garden room/ workshop.

SUMMER HOUSE

14'7 x 7'3 (4.45m x 2.21m)

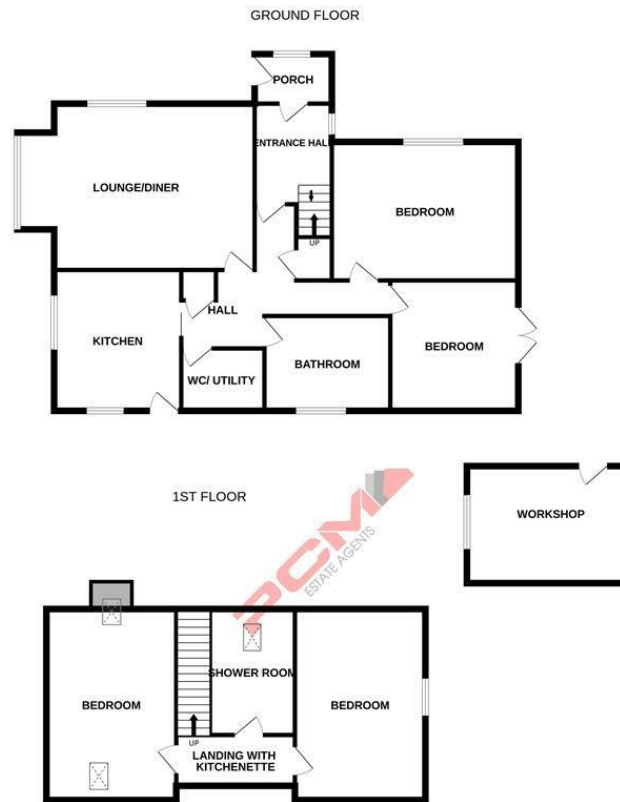
Power and light, double opening doors to front and side elevations so can be completely opened up in the summer.

GARDEN ROOM/ WORKSHOP

17'2 x 8'6 (5.23m x 2.59m)

Formerly the garage with power and light, windows to the front and rear, personal door to garden.





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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