



ESTATE AGENTS

7, Arbourvale, St. Leonards-On-Sea, TN38 0XY

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Price £300,000

****GUIDE PRICE £300,000 to £325,000****

PCM Estate Agents are delighted to offer for sale this well-presented and **EXTENDED TWO BEDROOM DETACHED BUNGALOW** with a **DRIVEWAY** and **GARAGE**, occupying a **CORNER PLOT POSITION** in a sought-after and quiet cul-de-sac within West St Leonards.

The property has been recently improved with energy efficiency in mind including **SOLAR PANELS**, **EV CHARGING POINT** and double glazing installed in recent years. Inside, the accommodation is spacious and comprises an entrance hallway, 15ft **LIVING ROOM** which lead to an additional **SITTING ROOM**, **TWO BEDROOMS** and a bathroom. Externally the property occupies a relatively level **CORNER PLOT POSITION** with **GENEROUS GARDENS** to the rear and side, whilst to the front there is a driveway leading to a **GARAGE**.

Located in a sought-after and quiet cul-de-sac within West St Leonards, within easy reach of amenities. The property is considered ideal for those looking for a well-presented bungalow in a quiet location.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Door to::

LIVING ROOM

15'10 x 12'3 (4.83m x 3.73m)

Spacious with double glazed window, door to rear aspect leading out to the sun room, radiator.

KITCHEN

9'9 x 6'11 (2.97m x 2.11m)

Comprising a range of fitted units with worksurfaces over, electric hob, integrated oven, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, double glazed window to front aspect.

SITTING ROOM

16'9 x 7' (5.11m x 2.13m)

Double glazed windows to both side and rear aspects, door providing access to the garden.

BEDROOM

11'7 x 9' (3.53m x 2.74m)

Double glazed window to rear aspect, radiator.

BEDROOM

10'3 x 6'5 (3.12m x 1.96m)

Double glazed window to front aspect, radiator.

SHOWER ROOM

6'10 x 6'5 (2.08m x 1.96m)

Modern suite comprising a walk in shower, wc, wash hand basin with storage below, tiled walls, extractor fan, electric heater, separate towel rail, double glazed obscured window to front aspect.

REAR GARDEN

Occupying a corner plot with generous sized gardens to the rear and side, predominantly level and laid to lawn, enclosed fenced boundaries, patio area abutting the property providing ample space for seating and entertaining, storage shed, gate providing side access to the front.

OUTSIDE - FRONT

Driveway providing off road parking in addition to an area of front garden which is laid to lawn.

GARAGE

6'10 x 8'9 (2.08m x 2.67m)

Electric roller door, power, lighting, electric EV charging point, window to rear aspect, loft space.

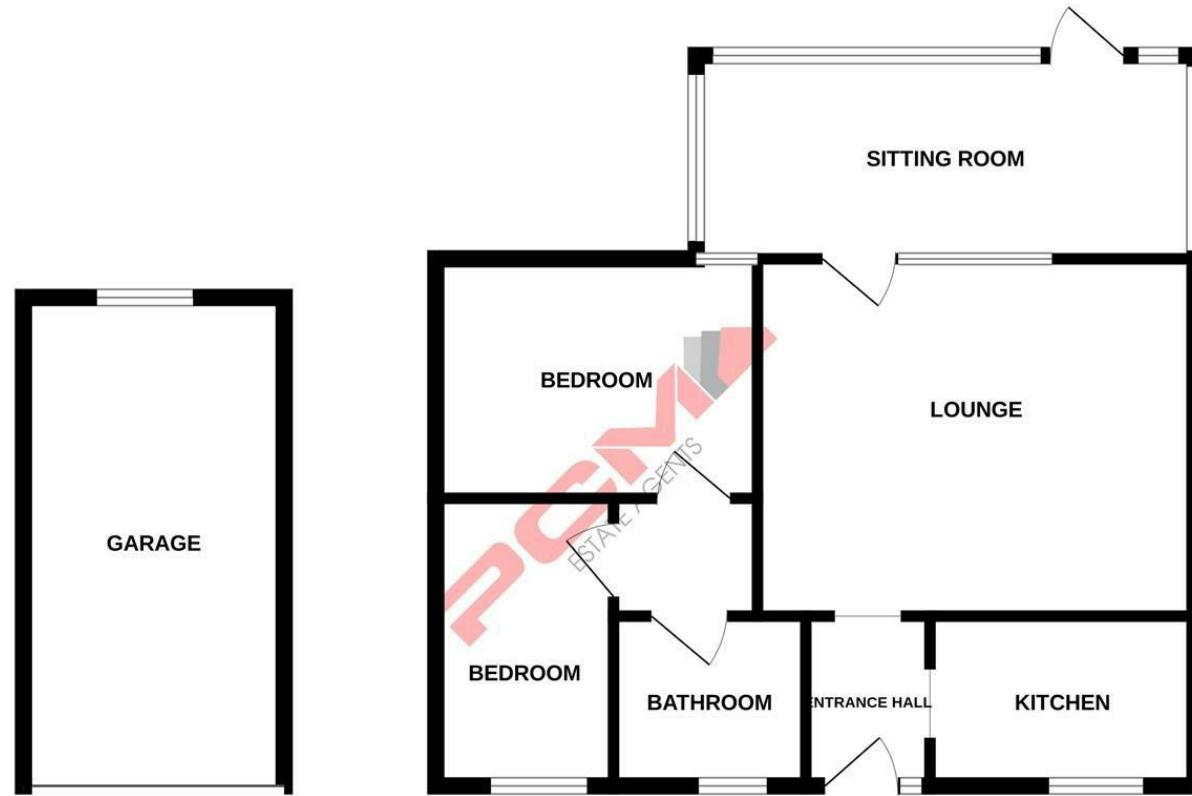
AGENTS NOTE

The property will also be sold with solar panels which are owned and contribute to energy efficiency, reducing the running costs of the property.

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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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	

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.