



ESTATE AGENTS

**3, Beechwood Gardens, St. Leonards-On-Sea, TN37 7HP**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £375,000**

Located in this highly sought-after and quiet cul-de-sac is this BEAUTIFULLY PRESENTED TWO BEDROOMED DETACHED BUNGALOW with LARGE CONSERVATORY and a SOUTHERLY FACING REAR GARDEN.

The property is BEAUTIFULLY PRESENTED THROUGHOUT and offers SPACIOUS ACCOMMODATION comprising an entrance porch, hallway, 19ft LOUNGE-DINER, separate CONSERVATORY opening onto the garden, kitchen, TWO DOUBLE BEDROOMS and a main bathroom with bath and shower. Externally the property boasts a private and SECLUDED GARDEN which is SOUTHERLY-FACING and PREDOMINANTLY LEVEL, and to the front there is OFF ROAD PARKING leading to a GARAGE.

Located in a quiet cul-de-sac within the Little Ridge area of St Leonards, close to the Conquest Hospital and also benefitting from public transport links into Hastings town centre. Please call now to book your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **SPACIOUS ENTRANCE PORCH**

Storage cupboard, double glazed windows to front and side aspects, door to;

#### **SPACIOUS ENTRANCE HALLWAY**

Airing cupboard, radiator, wall mounted thermostat control.

#### **LOUNGE-DINER**

19'10 x 11'11 (6.05m x 3.63m)

Feature log burner, radiator, television point, double glazed windows and doors onto;

#### **CONSERVATORY**

16'11 x 9'11 (5.16m x 3.02m)

Double glazed windows to both side and rear aspects enjoying a pleasant outlook over the garden, double doors opening to garden, power points.

#### **KITCHEN**

13'10 x 8'9 (4.22m x 2.67m)

Comprising a range of eye and base level units with worksurfaces over, four

ring gas hob with extractor above, integrated oven and grill, space and plumbing for washing machine, space for fridge freezer, space for tumble dryer, storage cupboard, wall mounted gas fired boiler, space and plumbing for slimline dishwasher, inset sink with mixer tap, double glazed window to front aspect, two storage cupboards.

#### **BEDROOM**

12'5 x 11'10 (3.78m x 3.61m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

12' x 9'10 (3.66m x 3.00m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap, shower attachment and shower screen, separate walk in shower, dual flush wc, wash hand basin with storage below, radiator, double glazed obscured window to side aspect.

#### **GARAGE**

15'11 x 8' (4.85m x 2.44m)

Up and over door, power, lighting and window to rear aspect.

#### **REAR GARDEN**

Private and secluded south-facing garden, mainly laid to lawn and featuring a range of mature shrubs, plants and trees, patio area ideal for seating and entertaining, summer house, separate storage shed, side access to the front of the property.



