



ESTATE AGENTS

**20, Tudor Avenue, St Leonards-on-sea, TN38 0NS**

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

**Offers In Excess Of £470,000**

PCM Estate Agents are delighted to present to the market this TWO BEDROOM, OLDER STYLE DETACHED BUNGALOW, occupying a GENEROUS CORNER PLOT in the highly sought-after area of West St Leonards.

The property offers well-planned and well-proportioned accommodation comprising an enclosed decked veranda leading into a spacious hallway, a comfortable LOUNGE featuring a WOOD BURNING STOVE, KITCHEN-DINER, TWO DOUBLE BEDROOMS and a modern fitted shower room. Externally, the property benefits from a block paved driveway providing OFF ROAD PARKING, leading to a GARAGE with WORKSHOP/ STUDIO above, ideal for those working from home or seeking additional hobby space. The GOOD SIZED GARDEN is mainly laid to lawn with a variety of flowers and shrubs, a greenhouse, timber store shed, and enjoys a pleasant SOUTHERLY ASPECT. Further benefits include gas fired central heating, double glazing, and solar panels. The property is presented in good decorative order throughout.

Conveniently located within easy reach of West St Leonards railway station and a range of local amenities in St Leonards, including the seafront and promenade. Viewing is considered essential to fully appreciate the space, position and versatility this charming bungalow has to offer.

#### **DOUBLE GLAZED DOOR**

Opening into:

#### **SPACIOUS ENTRANCE PORCH**

Wooden exposed floorboards, loft hatch, wall mounted thermostat, storage cupboard with shelving space and housing the meter for the solar panels, radiator, window to front aspect, door opening to:

#### **LOUNGE**

15'6 x 13'5 (4.72m x 4.09m)

Exposed wooden floorboards, feature wood burning stove with tiled hearth and fire surround, radiator, dual aspect with double glazed windows to the front and side aspects.

#### **KITCHEN-DINER**

20'7 x 10'5 (6.27m x 3.18m)

Range of eye and base level units with ample countertop space, integrated larder cupboard with pull out drawers, integrated fridge freezer, eye level electric oven with double way door, concealed waste bin, four ring electric induction hob with extractor above, integrated slimline dishwasher and fitted corner cupboard,

inset sink with mixer tap, double glazed window to rear aspect providing a pleasant outlook onto the rear garden, double glazed frosted side door opening onto the rear garden. The dining area provides ample space for dining table and chairs, along with having exposed wood flooring, radiator, double glazed patio doors opening up onto the rear garden.

#### **BEDROOM**

11'5 x 11'6 (3.48m x 3.51m)

Exposed wooden floorboards, radiator, dual aspect with double glazed windows to front and side aspect.

#### **BEDROOM**

13'9 into bay x 12'1 (4.19m into bay x 3.68m)

Exposed wood flooring, radiator, double glazed window to rear aspect providing a pleasant outlook onto the garden.

#### **SHOWER ROOM**

Walk in double shower with waterfall shower head, part tiled walls, low level dual flush wc, wash hand basin with mixer tap and storage beneath, storage cupboard to side, radiator, frosted double glazed window to side aspect.

#### **GARAGE**

14'8 x 10'1 (4.47m x 3.07m)

Up and over door, power and lighting, space and plumbing for washing machine and tumble dryer, space for fridge freezer.

#### **WORKSHOP**

14'7 x 9'9 (4.45m x 2.97m)

Located above the garage and accessed via external steps. Power and lighting, two Velux windows, double glazed window to front aspect, double glazed door opening to a decked area which overlooks the private rear garden.

#### **OUTSIDE - FRONT**

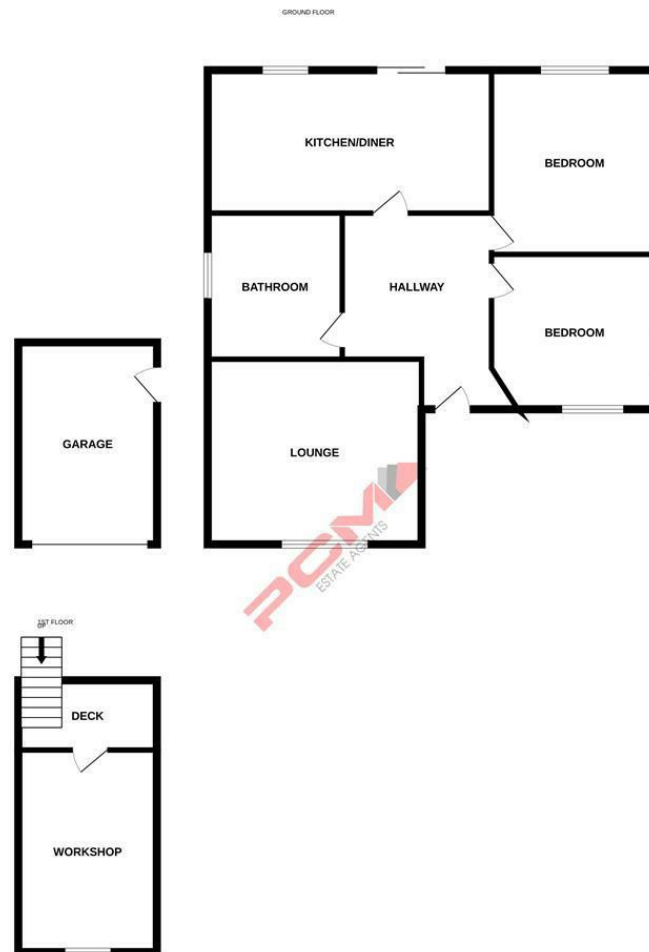
Off road parking for multiple vehicles, good sized area of lawn with a range of established mature trees and shrubs, brick path leading to the storm porch.

#### **REAR GARDEN**

A particular feature of the property is its expansive but well-established family friendly level rear garden, which is largely laid to lawn but has a good sized area of decking, providing ample space for outdoor dining and entertaining. There are a selection of raised beds housing a range of mature trees and plants, greenhouse, summer house with power and light, additional storage shed, steps rising to the workshop/ home office above the garage.

Council Tax Band: D





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>                          |           | <b>84</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>68</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>                                              |         | <b>84</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 |