



ESTATE AGENTS

**11, St. Dominic Close, St. Leonards-On-Sea, TN38
0PH**

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Price £399,950

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FREE DETACHED THREE BEDROOM BUNGALOW, occupying a LEVEL PLOT within this quiet cul-de-sac location in the West St Leonards region of the town.

The property is approached via a DRIVEWAY leading to a GARAGE, occupying a CORNER PLOT with lawned gardens to the front and wrapping around the side elevation. The property also offers a LOW-MAINTENANCE REAR GARDEN.

Internally there are modern comforts including gas fired central heating, double glazing and accommodation comprising a welcoming porch leading to an entrance hall, from here you can access the SHOWER ROOM and also the OPEN PLAN DUAL ASPECT LOUNGE-DINING ROOM, from which you can access the kitchen. There is an inner hall that provides access to THREE GOOD SIZED BEDROOMS and a family bathroom.

The property is positioned within easy reach of amenities covering the location and within easy reach of bus routes. Please call the owners agents now to book your viewing.

DOUBLE GLAZED SLIDING PATIO DOORS

Leading to:

ENTRANCE PORCH

Further double glazed door opening to:

ENTRANCE HALL

Double radiator, coved ceiling, door to lounge/diner (described later), door to:

SHOWER ROOM

Dual flush low level wc with concealed cistern, vanity enclosed wash hand basin with mixer tap, walk in shower enclosure with electric shower, part tiled walls, radiator, double glazed window with obscure glass to rear aspect.

LOUNGE-DINER

23'1" max x 15'9" max (7.04m max x 4.80m max)

Double aspect with double glazed window to side, a further double glazed window to front, double glazed double opening doors to front patio, far reaching views over St. Dominic Close to the sea, neighbouring rooftops and across open fields, marble fireplace, telephone point, double radiators, door to inner hallway (described later), door to:

KITCHEN

11'3" x 7'9" (3.43m x 2.36m)

Part tiled walls, tiled flooring, fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring electric hob with oven below and extractor over, inset stainless steel sink unit with mixer tap, space for tall fridge/freezer, space and plumbing for washing machine, radiator, double glazed window and door to side aspect opening and looking over garden.

INNER HALLWAY

Double radiator, trap hatch to loft area, airing cupboard housing immersion heater, further cupboard housing boiler, door to:

BEDROOM

12'1" max x 11'1" max (3.68m max x 3.38m max)

Double radiator, coved ceiling, built in double wardrobe, double glazed window to rear aspect.

BEDROOM

11'6" x 9'7" (3.51m x 2.92m)

Recess area currently used for storing books but could easily be made into a built in wardrobe, double radiator, double glazed window to side aspect.

BEDROOM

11'8" x 7'6" (3.56m x 2.29m)

Coved ceiling, double radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, electric shower over bath, glass shower screen, pedestal wash hand basin with mixer tap, low level wc, tiled walls, heated towel rail, double glazed window with obscure glass to side aspect.

FRONT GARDEN

The property occupies a corner plot, gardens which extend to the front and side, mainly laid to lawn, driveway to front.

REAR AND SIDE GARDEN

Decked area, area of patio, summerhouse, fenced boundaries, gated access to side, access to:

GARAGE

17'7" x 8'7" (5.36m x 2.62m)

Electric roller door, window to rear, space and plumbing for washing machine and tumble dryer.

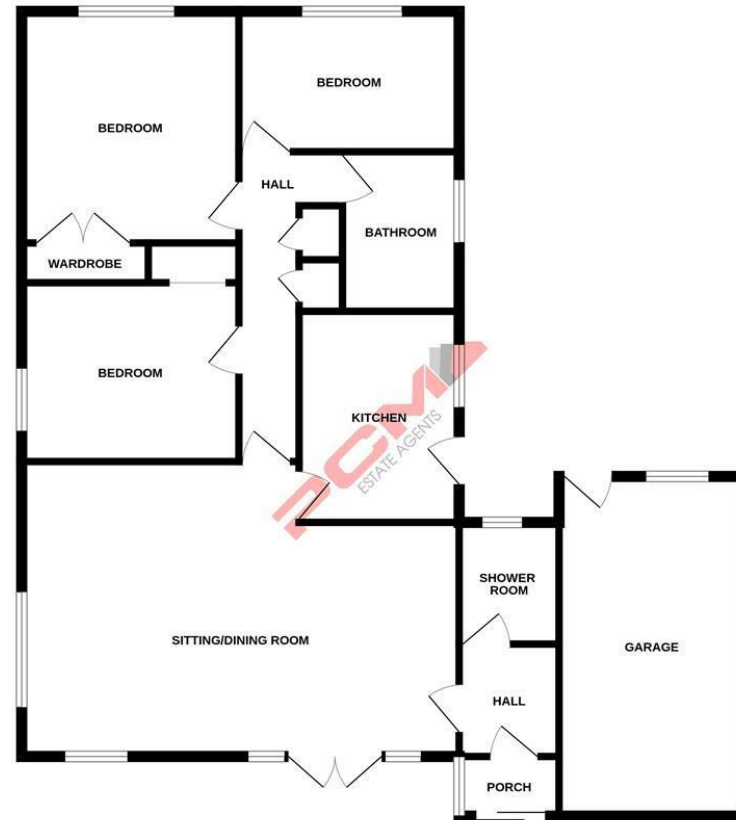
Council Tax Band: D







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			
		63	82
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.