



ESTATE AGENTS

22, Arbourvale, St. Leonards-on-sea, TN38 0XY

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Price £275,000

PCM Estate Agents are delighted to welcome to the market an exceptional opportunity to acquire this MODERN SEMI-DETACHED TWO BEDROOM BUNGALOW, situated in a sought-after area of St. Leonards. Boasting a PRIVATE DRIVEWAY and a BEAUTIFULLY LANDSCAPED TERRACED GARDEN.

This home perfectly balances contemporary comfort with outdoor charm. Inside, the property is beautifully presented with GAS CENTRAL HEATING and double glazing, offering a bright and airy feel throughout. Accommodation comprises an inviting entrance hall, a SPACIOUS LOUNGE & DINING AREA, a sun-drenched CONSERVATORY, a sleek MODERN KITCHEN, a stylish bathroom, and TWO WELL-PROPORTIONED BEDROOMS.

Ideally located, the home is within easy reach of local amenities, making it a must-see. Contact the owners agents today to arrange your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

L shaped with ample storage space, loft hatch, radiator, doors opening to:

LOUNGE-DINER

16'3 x 11'4 (4.95m x 3.45m)

Good sized room with two ceiling lights, radiator, fireplace, double glazed window and door to rear aspect, door providing access to:

CONSERVATORY

9'4 x 4'6 (2.84m x 1.37m)

UPVC construction, polycarbonate roof, double glazed windows to side and rear elevations, door providing access to the rear garden.

KITCHEN

11'3 x 9'4 (3.43m x 2.84m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over and matching upstands, four ring electric hob with oven below and cooker hood over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, integrated fridge freezer, tiled floor, down lights, radiator, double glazed window to front aspect.

BEDROOM

12'3 x 8'7 (3.73m x 2.62m)

Measurement excludes door recess. Radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

8'11 x 8'2 (2.72m x 2.49m)

Radiator, double glazed window to front aspect.

BATHROOM

P shaped panelled bath with mixer tap, shower over bath with glass shower screen, wash hand basin, low level wc, part tiled walls, extractor for ventilation, down lights, tiled flooring, double glazed opaque window to side aspect.

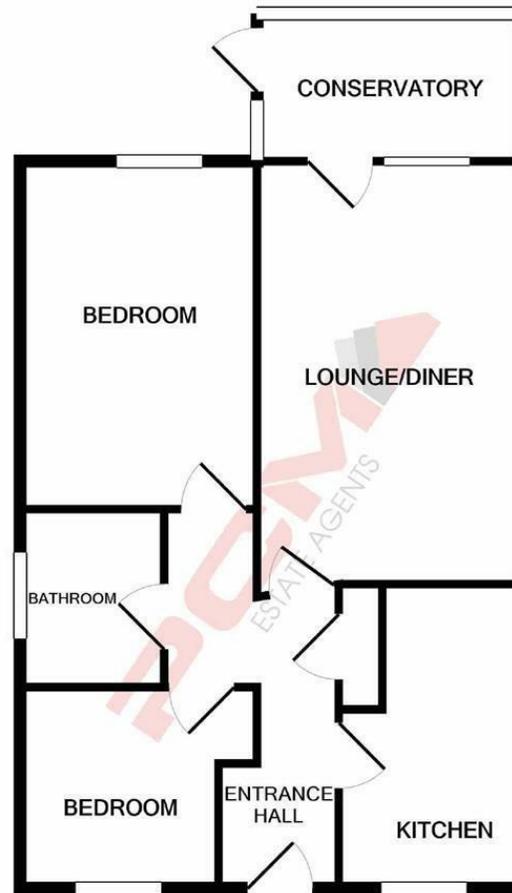
OUTSIDE - FRONT

The property occupies a slightly elevated position from the road with a lawned front garden and level path with steps up to the front door.

REAR GARDEN

Sympathetically terraced with a patio abutting the property and a few steps up onto a section of lawn.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.