



ESTATE AGENTS

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Price £375,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, DETACHED TWO BEDROOM BUNGALOW, with GARAGE and OFF ROAD PARKING. Located on this highly sought-after road within the Little Ridge region of St Leonards, within easy reach of the Conquest Hospital and having good public transport links to Hastings town centre, whilst also being within easy reach of Alexandra Park.

The property offers modern comforts including gas fired central heating and double glazing, with accommodation comprising an entrance hall with two storage cupboards, LOUNGE, KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS, SHOWER ROOM and a SEPARATE WC. Externally, the property benefits front a good sized front garden, providing OFF ROAD PARKING for multiple vehicles along with access into the GARAGE, as well as a GOOD SIZED LEVEL REAR GARDEN.

The property must be viewed to appreciate the space that the property has to offer. Please contact the owners agents now to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening into:

#### **ENTRANCE HALL**

Ample space for coat and shoe storage, door opening to:

#### **ENTRANCE HALLWAY**

Two built in storage cupboards, one of which housing the electric meter and consumer unit with hanging and shelving space above, radiator, loft hatch providing access to an area of loft space being partly boarded and housing the boiler. Door opening to:

#### **LOUNGE**

14'9 x 16'2 into bay (4.50m x 4.93m into bay )

Feature fireplace with gas fire, stone hearth and stone surround, radiator, double glazed bay window to providing pleasant views out over the front garden.

#### **KITCHEN**

10'8 x 10'5 (3.25m x 3.18m)

Fitted with a range of eye and base level units, ample countertop space

incorporating Breakfast Bar, part tiled walls, integrated four ring gas hob with extractor above, eye level oven and separate grill, space and plumbing for washing machine, space for fridge freezer, radiator, door opening to the rear garden and double glazed window to rear aspect providing views over the garden.

#### **BEDROOM**

15'5 into bay x 13'2 (4.70m into bay x 4.01m)

Radiator, double glazed bay window to providing pleasant views over the front garden.

#### **BEDROOM**

10'6 x 10'2 (3.20m x 3.10m)

Built in storage cupboard with hanging space and shelving above, radiator, double glazed window to rear aspect.

#### **SHOWER ROOM**

Walk in shower cubicle with electric shower, wash hand basin with vanity mirrored cupboard above, radiator, tiled walls, frosted double glazed window to rear aspect.

#### **SEPARATE WC**

Low level dual flush wc, radiator, double glazed frosted window to rear aspect.

#### **GARAGE**

Up and over door, power and light, rear personal door to garden.

#### **OUTSIDE - FRONT**

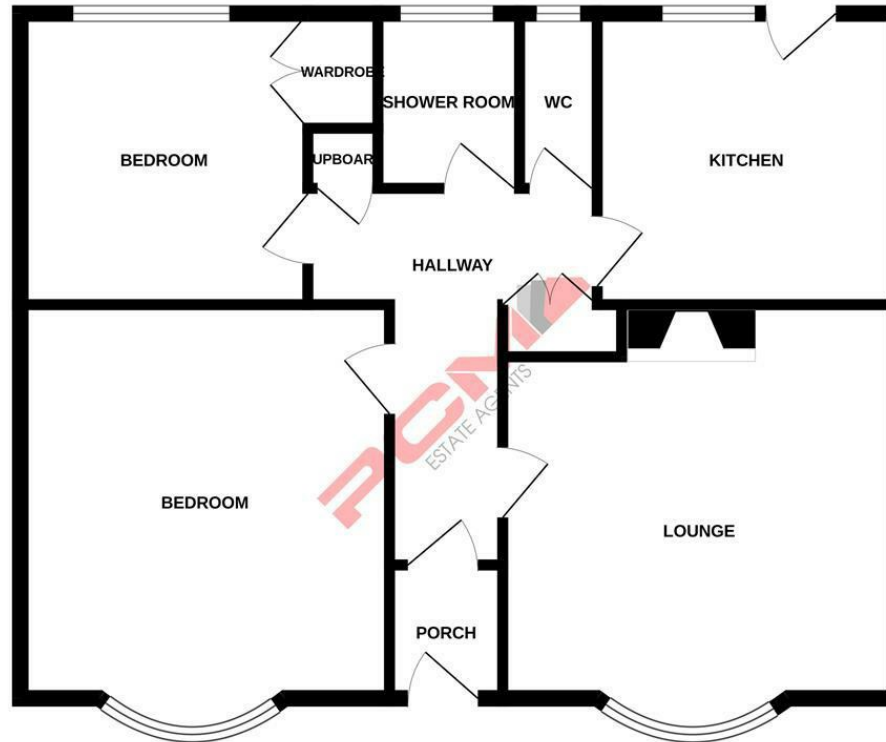
Mainly laid to lawn with a range of mature shrubs, dropped kerb providing access to the driveway allowing off road parking for multiple vehicles, access to the garage, gate providing access to the rear garden.

#### **REAR GARDEN**

A good sized area of patio, perfect for entertaining, good sized level section of garden with flowerbeds to the rear and side, storage shed, fenced boundaries.



# 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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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>		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	