



10, Maple Heights, St. Leonards-On-Sea, TN37 7LZ

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Price £365,000

PCM Estate Agents are delighted to welcome to the market this exceptionally well-presented THREE BEDROOM DETACHED BUNGALOW benefitting from well-proportioned accomodation. Situated in a SUPERB AND RARELY AVAILABLE LOCATION.

Accommodation comprises a LARGE LOUNGE-KITCHEN-DINER with NEWLY FITTED KITCHEN with INTEGRATED APPLIANCES and a NEWLY FITTED QUARTZ COUNTERTOPS. There are THREE GOOD SIZED BEDROOMS, a NEWLY FITTED BATHROOM and a separate wc. To the rear of the property there are GARDENS TO THE FRONT AND REAR with a LARGE PATIO AREA providing an ideal entertaining space. To the front there is OFF ROAD PARKING for multiple vehicles leading to a GARAGE, with an electric up and over door.

The property has been RECENTLY REFURBISHED to a HIGH STANDARD, with a particular feature of the property being the OPEN PLAN LIVING AREA.

Please call the owners agents now to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

LOUNGE-KITCHEN

28' x 24'; (8.53m x 7.32m);

Electric feature fire surround, radiator, double glazed patio doors opening onto the rear garden, kitchen area fitted with a range of eye and base level cupboards and drawers. large quartz breakfast bar/ countertop with ample seating space and ample storage either side of the breakfast bar, integrated four ring electric induction hob, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, integrated waste disposal, cupboard housing boiler, inset ceiling spotlights, radiator, double glazed window to rear aspect.

BEDROOM

14' into bay x 9'11 (4.27m into bay x 3.02m)

Built in wardrobe with hanging space and shelving above, radiator, double glazed bay window to front aspect overlooking the front garden and providing views out towards Westfield.

BEDROOM

10'7 x 7'10 (3.23m x 2.39m)

Radiator, double glazed window to front aspect having views out towards Westfield.

BEDROOM

7'5 x 7'4 (2.26m x 2.24m)

Radiator, double glazed window to side aspect overlooking the driveway.

BATHROOM

L shaped panelled bath with mixer tap and electric shower over, glass shower screen, low level dual flush wc, sink with mixer tap and chrome style heated towel rail, frosted double glazed window to side aspect.

SEPARATE WC

Low level dual flush wc, part tiled walls, inset sink with mixer tap and storage beneath, double glazed frosted window to side aspect.

OUTSIDE - FRONT

Off road parking for two vehicles, small area of lawn, side access gate to rear garden, access to:

GARAGE

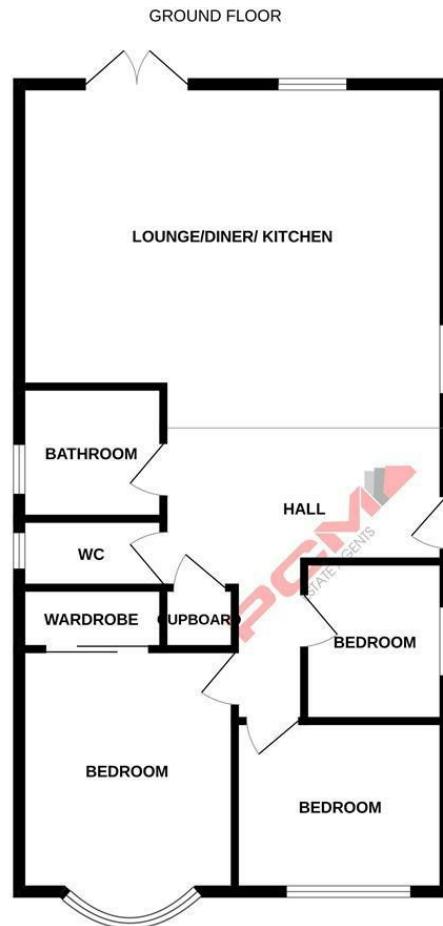
Electric roller door.

REAR GARDEN

A particular feature of the property, providing a large area of patio providing an ample seating area which is ideal for entertaining, along with having a good sized area of lawn, with a range of established trees and bushes.

Council Tax Band: E





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 operation 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)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			