



ESTATE AGENTS

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**Offers In Excess Of £340,000**

PCM Estate Agents are delighted to present to the market this EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW with OFF ROAD PARKING and GARAGE located in a block, ideally positioned in this sought-after area of St Leonards, close to local amenities and convenient bus routes.

This well-proportioned home offers versatile accommodation comprising an entrance porch leading to a spacious hallway, an EXTENDED LOUNGE-DINING ROOM, kitchen, THREE BEDROOMS, MODERN SHOWER ROOM and a SEPARATE WC. Externally the property benefits from OFF ROAD PARKING and a WELL-MAINTAINED FRONT GARDEN which is laid to lawn. To the rear there is a GENEROUS TIERED GARDEN featuring patio area, ideal for outdoor dining and entertaining. The garden also includes a shed with power and light and an additional section of lawn that offers scope for further cultivation and landscaping. Further benefits include gas fired central heating, double glazing and SOLAR PANELS.

Early viewing comes highly recommended, please contact the owners agents today to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening into:

#### **ENTRANCE PORCH**

Ample space for storing coats and shoes, space for tumble dryer, space for under counter freezer, double glazed windows to side and front aspects, further double glazed door opening to:

#### **ENTRANCE HALL**

Cupboard housing electric consumer unit and meter, radiator, loft hatch, storage cupboard with shelving above, door opening to:

#### **LOUNGE**

10'9 x 18'3 (3.28m x 5.56m)

Feature fireplace with wood burning stove, reclaimed marble fireplace, two radiators, frosted serving hatch to kitchen, archway opening to:

#### **DINING ROOM**

11'9 x 8'5 (3.58m x 2.57m)

Radiator, double glazed window to side aspect, sliding double glazed door opening to the rear garden.

#### **KITCHEN**

10'7 x 9'4 (3.23m x 2.84m)

Fitted with a range of eye and base level units, four ring electric hob with electric oven below and extractor over, space and plumbing for washing machine, space for separate fridge and freezer, radiator, inset one & ½ bowl sink with mixer tap, cupboard housing the wall mounted gas boiler, double glazed window to front aspect.

#### **BEDROOM**

13'5 x 9'9 (4.09m x 2.97m)

Fitted wardrobes, radiator, double glazed window to rear aspect providing a pleasant outlook onto the garden.

#### **BEDROOM**

9'9 x 7'9 (2.97m x 2.36m)

Fitted wardrobes, radiator, double glazed window to rear aspect providing a pleasant outlook onto the garden.

#### **BEDROOM**

11'6 x 8' (3.51m x 2.44m)

Radiator, double glazed window to front aspect.

#### **SHOWER ROOM**

Walk in shower cubicle, wash hand basin, radiator, tiled walls, tiled flooring, extractor fan, frosted double glazed window to front aspect.

#### **SEPARATE WC**

Dual flush wc, wash hand basin with mixer tap and storage beneath, tiled walls, tiled flooring, extractor fan, single glazed frosted window to front aspect.

#### **OUTSIDE - FRONT**

Good sized area of lawn with footpath access leading to the entrance porch, dropped kerb providing access to a driveway providing off road parking.

#### **REAR GARDEN**

Arranged in tiers with the first section providing a good sized area of patio, ideal for outdoors seating. Steps descend to a further large area of patio having a range of mature trees and shrubs, as well as a variety of flowerbeds, accessed to the front of the property via wooden gate, wooden log store and a shed with power and light. Further steps descend to another area of patio having fenced and hedged boundaries, further wooden gate opening to another area of garden that is in need of cultivation but mainly laid to lawn with a variety of trees and shrubs, with fenced boundaries.

#### **GARAGE**

Located in a block with up and over door.

#### **AGENTS NOTE**

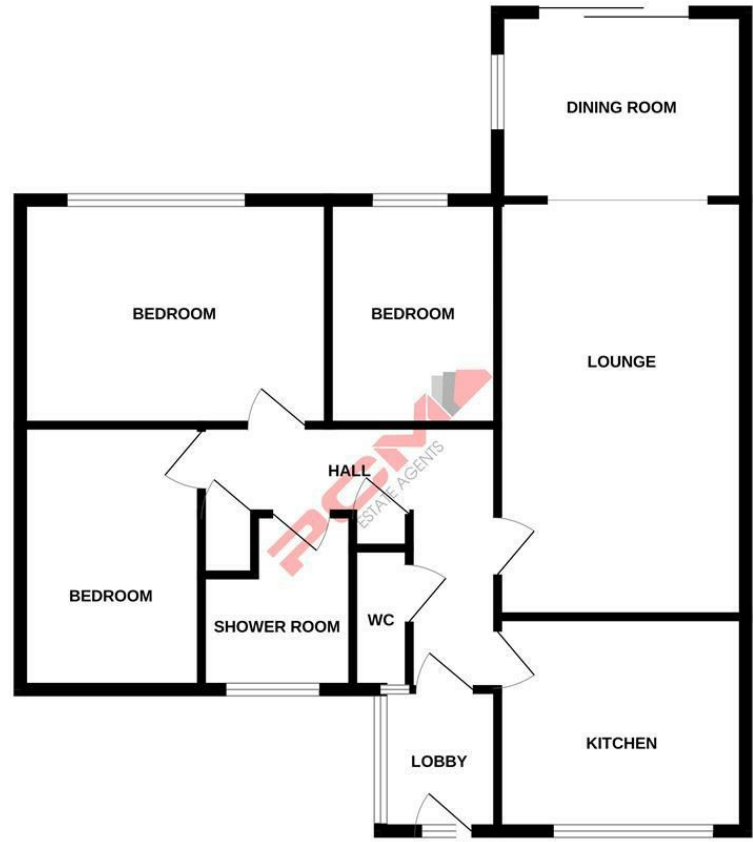
The property has solar panels which are owned and feed to the hot water tank, providing hot water. , The hot water tank is heated by electric when the solar panels are generating and by the gas boiler if the tank is not up to temperature, if the water is at temperature from the solar panels the boiler does not switch on for hot water. Any excess solar energy is fed back to the grid.

The vendor has advised that the boiler is four years old and is serviced by British Gas.

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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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 |         |           |