



ESTATE AGENTS

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Offers In Excess Of £365,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FREE, OLDER STYLE TWO BEDROOM DETACHED BUNGALOW, conveniently positioned in this sought-after region of St Leonards, just a short stroll from the seafront, Ravenside Retail Park with a vast range of amenities on your doorstep and bus stop providing easy access into Bexhill and Hastings.

The property occupies an elevated position from the road, with some LOVELY VIEWS and has been RECENTLY MODERNISED, including updated electrics and new radiators. Offering well-appointed accommodation comprising an entrance hall, LOUNGE-DINING ROOM enjoying those ELEVATED FAR-REACHING VIEWS including views of the sea, inner hall leading to the kitchen, TWO DOUBLE BEDROOMS and a SHOWER ROOM, as well as a UTILITY ROOM and a LARGE STORE ROOM. The property also has the benefit of a partially boarded loft space.

There are GARDENS extending to the front and side elevations, as well as an area of concrete measuring 26ft providing POTENTIAL FOR OFF ROAD PARKING, subject to the necessary consents and permissions to lower the kerb.

Viewing comes highly recommended for those seeking a UNIQUE and INDIVIDUAL DETACHED BUNGALOW in this location.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Wood laminate flooring, further wooden door opening to:

OPEN PLAN LOUNGE-DINING ROOM

20' into bay x 17'5 (6.10m into bay x 5.31m)

Dual aspect with double glazed windows to side aspect and a deep bay window enjoying a south-westerly aspect with doors opening to a raised veranda, having far reaching views over open fields and views of the sea, towards Beachy Head, further windows to side and rear aspects. Wood flooring, two radiators, fireplace, steps up to:

INNER HALL

Loft hatch, door to kitchen and further door leading to another hall providing access to the bedrooms.

KITCHEN

11'3 x 6'9 (3.43m x 2.06m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over and matching upstands, plinth heaters, inset drainer-sink unit with mixer tap, Lamona electric hob with oven below and fitted cooker hood over, space for dishwasher, tiled flooring, inset spotlights, pantry style cupboards housing the consumer unit for the electrics and gas meter, double glazed window to front aspect, door opening to:

UTILITY

23' x 4'8 (7.01m x 1.42m)

Space and plumbing for washing machine set beneath kitchen worksurface, tiled flooring, radiator, inset drainer-sink unit with mixer tap, additional water tap, wall mounted boiler, two double glazed windows to front aspect and double glazed door opening to the front courtyard garden, door to:

STORE ROOM

22' x 2'9 (6.71m x 0.84m)

Double glazed door to side aspect and Velux style window, offering a practical space for storage and providing rear access.

FURTHER HALL

Radiator, large storage cupboard, doors to:

BEDROOM

11'9 x 11'3 (3.58m x 3.43m)

Wood laminate flooring, radiator, coving to ceiling, double glazed window to rear aspect having lovely views over fields.

BEDROOM

11'3 x 8'3 (3.43m x 2.51m)

Wood laminate flooring, radiator, coving to ceiling, double glazed window to rear aspect having views over fields.

SHOWER ROOM

Modern suite with tiled walls, tiled flooring, heated towel rail, wall mounted LED mirror, large walk-in shower unit with rain style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, down lights, double glazed window with obscured glass to side aspect.

OUTSIDE

The property can be accessed via Bexhill Road or Bexleigh Avenue with gardens extending to the front, side and rear elevations, as well as a concrete area (26' max x 7') offering potential for off road parking, subject to the approval for a dropped kerb at the rear. Views can be enjoyed from the side gardens, and there is a raised veranda to take in the views over open fields, views to the sea and to Beachy Head.

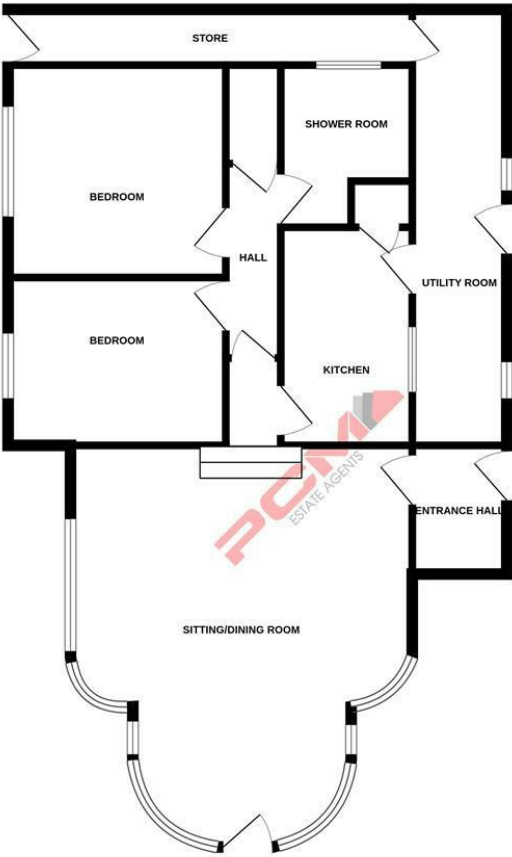
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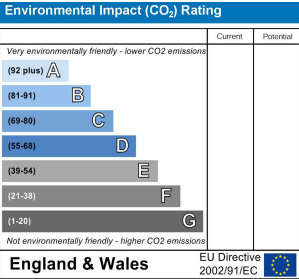
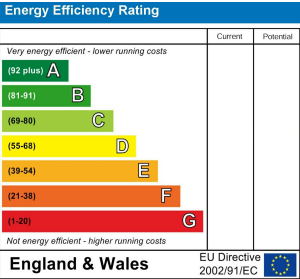




GROUND FLOOR



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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