



ESTATE AGENTS

5, The Drive, St. Leonards-On-Sea, TN38 0UR

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Price £285,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE DETACHED TWO DOUBLE BEDROOM BUNGALOW, tucked away in a quiet cul-de-sac location within the favourable region of St Leonards. The property has a RELATIVELY LEVEL FRONT AND REAR ACCESS, with a private REAR GARDEN that is mainly laid to lawn, and a GARAGE.

The bungalow has the benefit of UPVC double glazed windows and electric heating throughout. Accommodation comprises a spacious porch leading to an L shaped entrance hall with ample storage, DUAL ASPECT LOUNGE-DINER, kitchen, TWO DOUBLE BEDROOMS and a bathroom.

Conveniently positioned within easy reach of bus routes and amenities within the area, please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED SLIDING PATIO DOOR

Opening into:

PORCH

Large with tiled flooring, fitted blind, further double glazed door opening into:

ENTRANCE HALL

L shaped with loft hatch, electric storage radiator, built in storage, doors opening to:

LOUNGE-DINER

29' x 11' narrowing to 8'7 (8.84m x 3.35m narrowing to 2.62m)
Dual aspect room with double glazed window to front and double glazed sliding patio doors framing views of the garden and also allowing access into the garden, two electric storage radiators, fireplace with inset electric fire, television point, coving to ceiling, serving hatch through to the kitchen.

KITCHEN

11' x 8'8 (3.35m x 2.64m)
Fitted with a range of matching eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, inset drainer-sink unit with mixer tap, space and plumbing for dishwasher and washing machine, space for tall fridge freezer, tiled flooring, part tiled walls, serving hatch through to dining room, double glazed window to rear aspect.

BEDROOM

12'9 x 11' (3.89m x 3.35m)
Coving to ceiling, electric storage radiator, double glazed window to rear aspect framing views of the garden.

BEDROOM

11'1 x 8' (3.38m x 2.44m)
Coving to ceiling, electric storage radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, wall mounted fan heater, extractor for ventilation, coving to ceiling, part tiled walls, wood laminate flooring, double glazed window to front aspect.

REAR GARDEN

Stone patio abutting the property, path leading to a further canopied patio area set beneath a fixed wooden pergola, rear gated access and a double glazed personal door providing access into the garage. The garden does extend to the side elevation where you will find a greenhouse, there is also gated access down the side to the front.

GARAGE

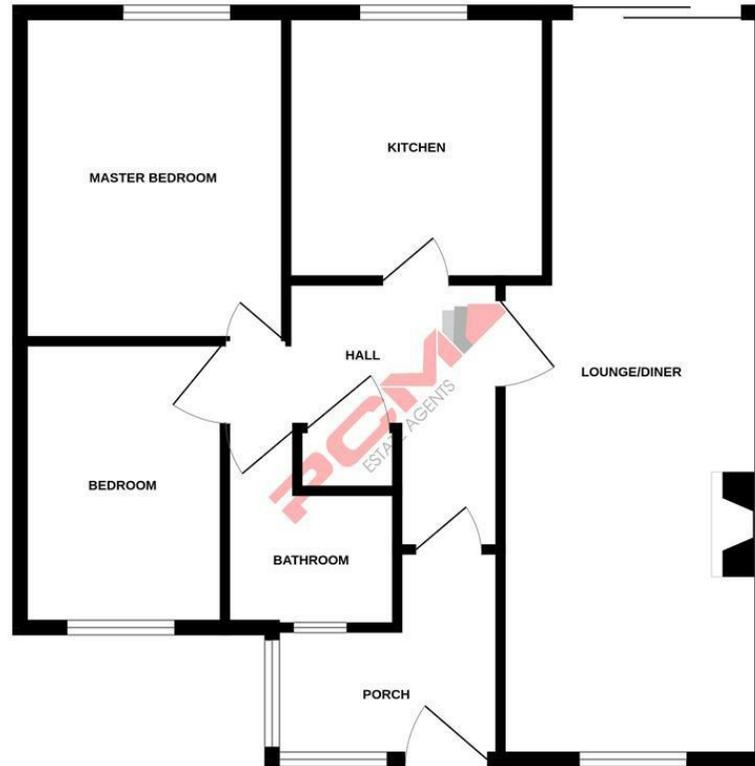
Up and over door.

OUTSIDE - FRONT

Relatively level front access, step up to the front door, front garden with planting beds.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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		