PCM ESTATE AGENTS

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Price £400,000

PCM are thrilled to welcome to the market an EXCEPTIONAL OPPORTUNITY to acquire this BEAUTIFULLY PRESENTED, CHAIN FREE, DETACHED THREE BEDROOM BUNGALOW, peacefully nestled in a quiet cul-de-sac in the sought-after region of St. Leonards. With both RELATIVELY LEVEL FRONT AND REAR ACCESS, the property is approached via an EXPANSIVE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles, plus a GARAGE

Internally, the bungalow exudes space and light, boasting a welcoming entrance hall, a GENEROUS OPEN PLAN LOUNGE-DINING AREA, a MODERN KITCHEN and SHOWER ROOM along with THREE WELL-PROPORTIONED BEDROOMS. Complete with gas-fired central heating and double-glazed windows, every detail ensures comfort and efficiency.

What truly sets this bungalow apart is its expansive plot, a BEAUTIFULLY LANDSCAPED FRONT GARDEN and a LARGE REAR GARDEN, both laid to lawn. The rear garden is a particular delight, featuring a patio and mature planted beds bursting with shrubs and colour in addition to areas of lawn

We highly recommend a viewing to fully appreciate this lovely bungalow

DOUBLE GLAZED FRONT DOOR
Opening to:

SPACIOUS ENTRANCE HALL
Built in storage cupboards with shelving, radiator and wall mounted boiler, further radiator to hallway, wall mounted thermostat control for central heating, doors to:

LOUNGE
16'1 x 17'4 narrowing to 12'7 (4.90m x 5.28m narrowing to 3.84m)
Coving to ceiling, double radiator, fireplace with wooden fire surround, stone hearth and inset gas living flame fire, television point, double radiator, opening to kitchen, loft hatch, double glazed window and door to rear aspect with views and access onto the garden, partially open plan to:

DINING ROOM
10'4 x 7'4 (3.15m x 2.24m)
Double radiator, coving to ceiling, double glazed window to rear aspect, archway opening to:

KITCHEN
10'6 x 9'9 (3.20m x 2.97m)
Modern and built with a matching range of eye and base level cupboards and drawers with soft close hinges, worksurfaces, tiled splashbacks, AEG induction hob with extractor over and oven below, inset drainer-sink unit with mixer tap, integrated washing machine, integrated under counter fridge and separate freezer, tile effect vinyl flooring, double radiator, return door to living room, partially open plan to dining room, wall mounted consumer unit for the electrics, double glazed window and door to side aspect.

BEDROOM
15'8 into bay x 11'8 (4.78m into bay x 3.56m)
Coving to ceiling, double radiator, dual aspect with double glazed window to side and double glazed bay window to front aspect.

BEDROOM
11'7 x 9'9 (3.53m x 2.97m)
Coving to ceiling, radiator, double glazed window to side aspect.

BEDROOM
10' x 7'5 (3.05m x 2.26m)
Radiator, coving to ceiling, dual aspect room with double glazed windows to side and front aspects.

SHOWER ROOM
Large walk in shower with rain style shower head and hand-held shower attachment, dual flush low level wc, pedestal wash hand basin with mixer tap, tiled walls, non-slip flooring, heated towel rail, two double glazed windows with pattern glass to side aspect.

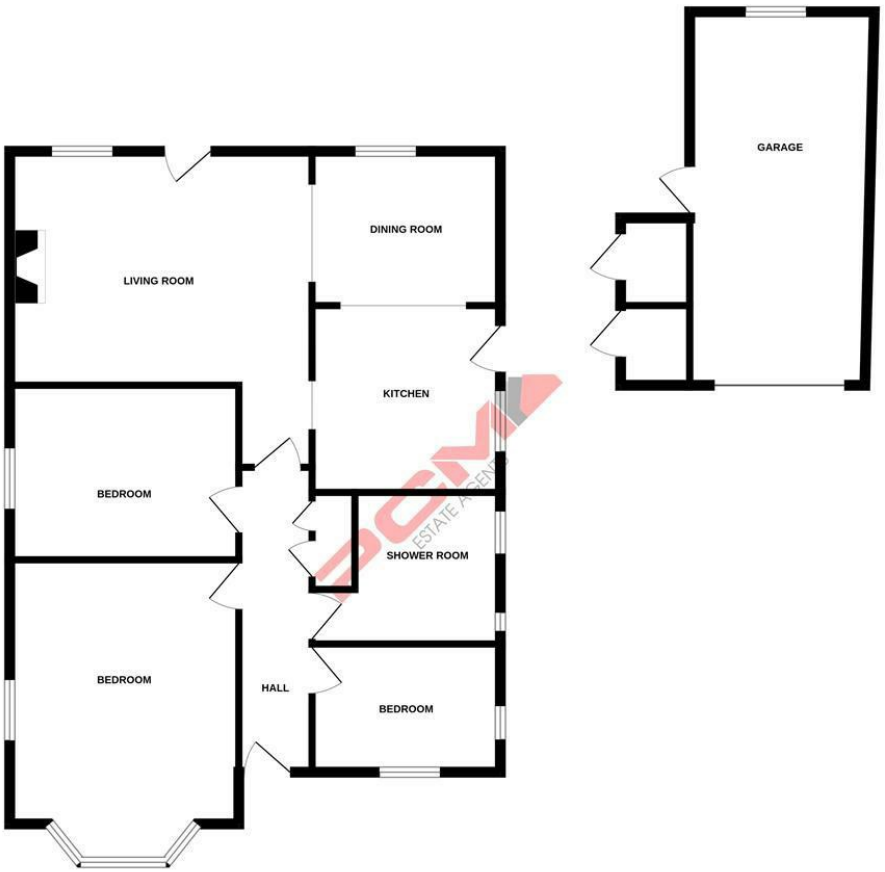
OUTSIDE - FRONT
The property is set back front the road with an expansive driveway providing off road parking for multiple vehicles, lawned front garden and established planted borders.

REAR GARDEN
A real standout feature being relatively level and large, mainly laid to lawn with established flowerbeds and planted borders, raised planting beds with rose bushes and greenhouse, patio abutting the property and offering ample space to eat al-fresco and entertain. The garden enjoys a private aspect, with two outbuildings.

GARAGE & WORKSHOP
Up and over door, window to rear aspect, power and light.

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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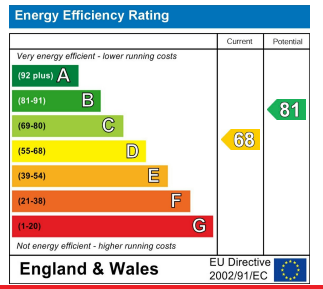

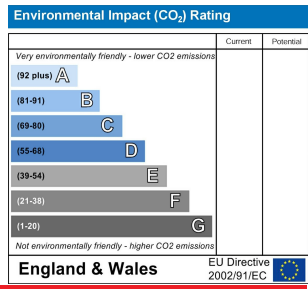

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.