



ESTATE AGENTS

**1, Kite Close, St. Leonards-On-Sea, TN38 8DR**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £385,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN LINK-DETACHED TWO DOUBLE BEDROOMED BUNGALOW occupying this CORNER PLOT position with LEVEL FRONT ACCESS, GARAGE and a LANDSCAPED REAR GARDEN.

The property offers exceptionally well presented and well proportioned accommodation comprising entrance hall, OPEN PLAN DOUBLE ASPECT LOUNGE-DINING ROOM with WOOD BURNING STOVE, newly fitted kitchen with marble worktops and matching upstands, TWO GOOD SIZED DOUBLE BEDROOMS and a shower room.

The property has a block paved driveway with OFF ROAD PARKING to the front, lawned front gardens and an ATTACHED GARAGE. To the rear and side of the property there is a landscaped garden with LARGE SANDSTONE PATIO, wooden pergola with HOT TUB, a wooden decked patio, section of lawn and planted area. The property has a combination of wall and fenced boundaries and is situated in a convenient location within easy reach of bus routes.

If you are looking for a well proportioned bungalow with level access please call the owners agents now to book your viewing to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to;

#### **ENTRANCE HALL**

Light and spacious with wood laminate flooring, airing cupboard, radiator, coving to ceiling, dado rail, loft hatch providing access to loft space, wall mounted thermostat control for gas fired central heating, large opening to;

#### **OPEN PLAN LOUNGE-DINING ROOM**

22'7 x 11'9 (6.88m x 3.58m)

Coving to ceiling, wood laminate flooring, two double radiators, television and telephone points, double aspect room with wood burning stove, double glazed window to front aspect, double glazed French doors providing access and a pleasant outlook onto the garden.

#### **KITCHEN**

10'9 x 8'8 (3.28m x 2.64m)

Newly fitted and built with a matching range of eye and base level cupboards and drawers with marble countertops and matching upstands over, space for cooker with fitted cooker hood over, sunken stainless steel sink with mixer tap and

moulded drainer into the marble countertop, space for fridge freezer, integrated washing machine, coving to ceiling, wood laminate flooring, radiator, double glazed windows and door to side aspect overlooking and providing access onto the side patio.

#### **BEDROOM ONE**

12'3 max x 11'6 max (3.73m max x 3.51m max)

Coving to ceiling, radiator, double glazed windows to side and front aspects.

#### **BEDROOM TWO**

12' x 10'4 (3.66m x 3.15m)

Coving to ceiling, radiator, wood laminate flooring, double glazed window to rear aspect with pleasant views onto the garden.

#### **WET ROOM**

Tiled walls and flooring, chrome shower fixings with waterfall style shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, wall mounted vanity unit, radiator, double glazed opaque glass window to side aspect.

#### **OUTSIDE - FRONT**

Block paved drive providing off road parking for multiple vehicles, lawned front garden, paved drive providing off road parking for multiple vehicles, block paved pathway extending round the side of the property with a wall, ornamental planting and feature well, gated access to;

#### **REAR GARDEN**

Extending off the back and side of the bungalow with a large sandstone patio, wooden pergola with hot tub (incorporated within the sale), the garden opens up to a decked area with a wheelchair friendly ramp, section of lawn, fenced boundaries, well-planted with a variety of mature plants and shrubs, outside water tap.

#### **ATTACHED GARAGE**

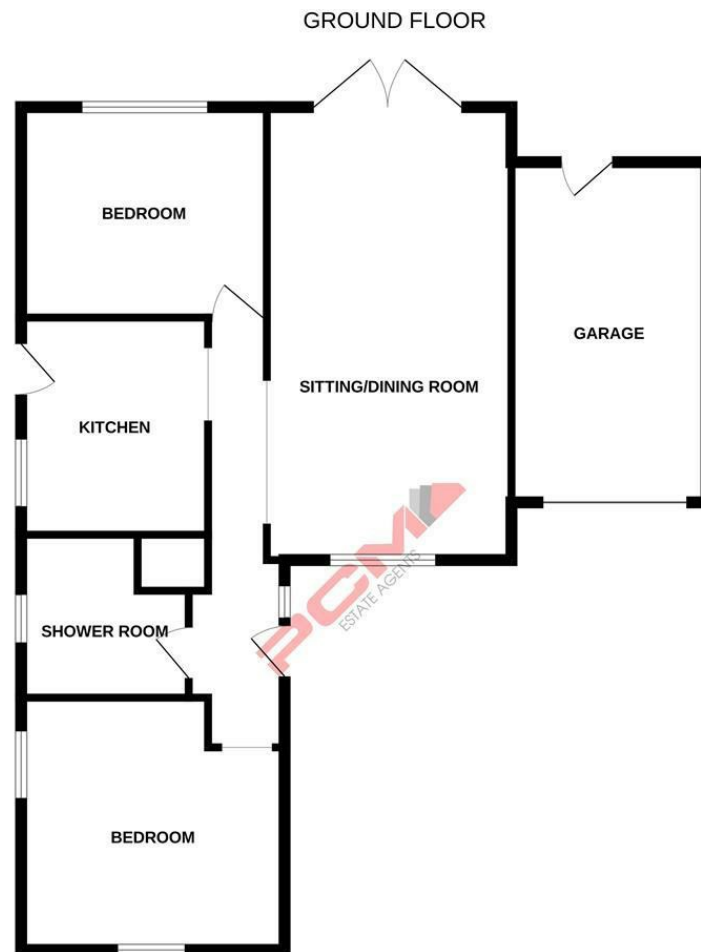
17' x 8'8 (5.18m x 2.64m)

Up and over door, power and light, consumer unit for the electrics, personal door to garden.









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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