



ESTATE AGENTS

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Price £450,000

PCM Estate Agents are thrilled to present a rare opportunity to acquire this BEAUTIFULLY PRESENTED, OLDER STYLE, DETACHED TWO DOUBLE BEDROOM BUNGALOW with ADDITIONAL LOFT / BONUS ROOMS and LARGE REAR GARDEN.

Overlooking a green to the front and fields to the rear, it is set on an incredibly sought after tree lined road within the favoured region of St. Leonards. Located under a mile from West St Leonards railway station, close to a main bus route and a short walk to Tesco Express, hairdresser, cafe etc, this home blends convenience with practical day to day living.

A large, welcoming ENTRANCE HALL / BOOT ROOM provides space for coats and shoes, leading into a large central inner hallway that opens onto a STUNNING TRIPLE ASPECT LIVING ROOM, a bright KITCHEN-DINING ROOM, TWO SPACIOUS GROUND FLOOR DOUBLE BEDROOMS, a stylish bathroom, and a SEPARATE WC.

Either of the TWO LARGE, ADAPTABLE LOFT / BONUS ROOMS could serve as a study, crafts room or games room. They are extremely versatile and adaptable, also offering huge amounts of storage in the eaves, double-glazed windows at both gable ends, and three Velux windows along the rear, offering lovely garden views.

The property boasts a level approach with an attractive façade, a driveway with OFF ROAD PARKING for multiple vehicles, and an OVERSIZED, 1.5 CAR GARAGE.

A real feature is the BEAUTIFULLY LANDSCAPED GARDEN backing on to fields, with a manicured lawn, summer house, and fenced boundaries. A private, peaceful retreat which is perfect for gardening enthusiasts, pet owners and families alike.

Viewing is strongly recommended - please call to book your viewing with us today.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening into:

WELCOMING ENTRANCE HALL

13'2 x 6'7 (4.01m x 2.01m)

Wood effect laminate flooring, double glazed windows. A large, welcoming space to enter the property, with plenty of space for coats, shoes and pet equipment.

Further wooden partially glazed door opening to:

HALL

Solid teak wood flooring, double radiator, storage cupboard, airing cupboard, wall mounted thermostat control for gas fired central heating, stairs rising to upper

floor, doors to:

TRIPLE ASPECT LIVING ROOM

21'7 x 13'6 (6.58m x 4.11m)

Continuation of teak flooring, television point, two radiators, fireplace, triple aspect, providing huge amounts of light, single opening door to rear providing access to the garden.

KITCHEN-DINER

12'2 x 11'8 (3.71m x 3.56m)

Fitted with a matching range of eye and base level cupboards and drawers with work surfaces over, ample space for dining table, wall mounted boiler, double radiator, inset drainer-sink unit with mixer tap, electric hob with double oven and grill below, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, tile effect laminate flooring, dual aspect room with double glazed windows to side and rear aspects, double glazed door opening to the rear garden.

BEDROOM ONE

14'5 x 13'6 (4.39m x 4.11m)

Triple wardrobe including shelving and hanging space. Radiator, double glazed window to front aspect.

BEDROOM TWO

12'1 x 9'8 (3.68m x 2.95m)

Radiator, double glazed window to rear aspect framing views of the garden.

BATHROOM

Panelled bath with shower over, dual flush low level wc, vanity enclosed wash hand basin with storage below and to the side, heated towel rail, part tiled walls, tiled flooring, shaver point, double glazed window with patterned glass to side aspect.

SEPARATE WC

Low level wc, pedestal wash hand basin with tiled splashback, tiled flooring, double glazed patterned glass window to side aspect.

LANDING

Stairs approach a huge open plan loft space with ample built in eaves storage, and three Velux windows to rear aspect. Either of the two large loft / bonus areas, positioned off a central landing, could serve as a study, crafts or games room, being extremely versatile and adaptable.

LOFT AREA ONE

16'1 x 8'5 (4.90m x 2.57m)

Double radiator, double glazed window to front aspect.

LOFT AREA TWO

13'2 x 8'5 (4.01m x 2.57m)

Double radiator, double glazed window to side aspect.

OUTSIDE - FRONT

Level access with lawned front garden and driveway providing off road parking for multiple vehicles.

GARAGE

20'8 max depth x 14'1 max width (6.30m max depth x 4.29m max width)

Oversized garage featuring space for a large car, plus additional space for bikes, motorcycles, or a workbench. Power and light. Double glazed windows to side and rear aspects, double glazed door to rear aspect, electric up and over door.

REAR GARDEN

Approximately 80 feet (24.4m) deep. Mainly laid to lawn with borders, mature shrubs and bushes, and a large mature Bramley apple tree. Summer house. Fenced boundaries. Fields behind. Useful external paved utility area and bin store. Outside tap, gated side access.

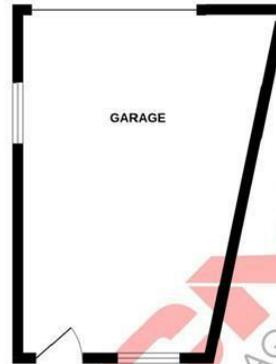
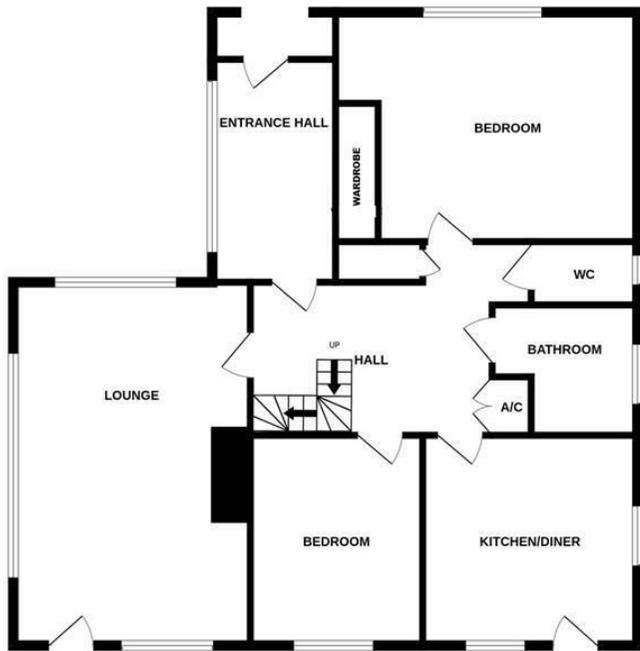
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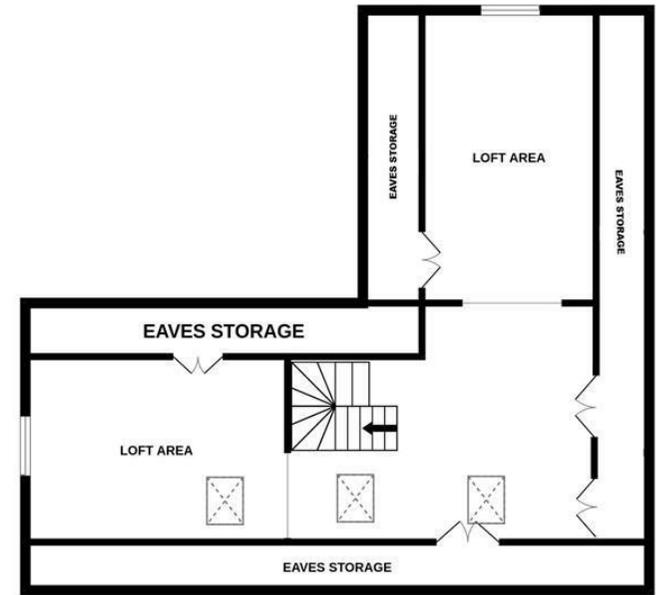




GROUND FLOOR



1ST 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			
		65	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.