







PCM
ESTATE AGENTS

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Offers In Excess Of £350,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED TWO BEDROOM BUNGALOW which has been REFUBISHED offering well proportioned and well appointed accommodation comprising entrance porch, spacious entrance hall, IMPRESSIVE OPEN PLAN/RECEPTION WITH KITCHEN with access out to the garden, TWO DOUBLE BEDROOMS, modern newly fitted bathroom, UTILITY/WORKSHOP STORAGE ROOM.

There is also a double width drive with OFF ROAD PARKING for two vehicles and a GOOD SIZE GARDEN which backs onto an area of woodland, double glazing, double glazing and solar panels.
The property also has planning permission for a loft conversion (planning reference HS/FS/214/00933) which was approved January 2022, This would create two further bedrooms, dressing room and a bathroom in the loft space.

Conveniently located in this sought after road within St Leonards, close to bus routes and popular schooling establishments. This very well appointed detached bungalow must be viewed to fully appreciate the level of space and position on offer.

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE PORCH
Part brick construction with double glazed windows to both sides and either side of front door, tiled flooring. Double glazed door opening to:

ENTRANCE HALL
Wood laminate flooring, built in storage cupboard, radiator, smoke alarm, downlights, hatch providing access to loft space.

OPEN PLAN RECEPTION/KITCHEN
18'3 max narrowing to 13'2 x 18'5 narrowing to 8'7 (5.56m max narrowing to 4.01m x 5.61m narrowing to)
Impressive open plan light and airy double aspect room with double glazed windows to both side and rear, double glazed double doors opening to lovely rear garden, wood laminate flooring, two radiators, television point, downlights, smoke alarm, ceiling light, telephone point.
Kitchen area is fitted with a modern well equipped range of matching eye and base level cupboards and drawers, fitted with soft close hinges and complimentary work surfaces, integrated fridge/freezer, integrated dishwasher, inset 1 1/2 bowl sink unit with mixer tap, continuation of wood laminate flooring, part tiled walls, breakfast bar.

BEDROOM ONE
16'4 x 10'4 (4.98m x 3.15m)
Double aspect with double glazed windows to front and rear aspects, well decorated room, radiator.

BEDROOM TWO
10'5 x 8'8 (3.18m x 2.64m)
Radiator, well decorated room with double glazed windows to both side and front aspects.

BATHROOM
Newly fitted modern suite with a P-shaped panelled bath with chrome mixer tap and chrome shower over bath with waterfall style shower head and handheld shower attachment, glass shower screen, vanity enclosed wash basin with chrome mixer tap and tiled splashback, dual flush low level wc, extractor fan, downlights, chrome ladder style heated towel, tiled floor, double glazed window to side aspect with opaque glass for privacy.

UTILITY/STORAGE ROOM
15' max x 8'3 (4.57m max x 2.51m)
Wall mounted Worcester boiler, consumer unit for electrics and solar panels, space and plumbing for washing machine and tumble dryer, stainless steel sink with mixer tap, work bench, power and light, double glazed door opening to front and storage in the roof space.

FRONT GARDEN
Driveway has been extended so that two vehicles can be parked side by side, section of lawn with steps down to the front door.

REAR GARDEN
Sandstone patio butting the property with steps down onto a large area of lawn with mature plants and shrubs. Garden has a pleasant outlook onto a wooded area at the rear, gated side access to front, outside power point and security lighting, outside water tap is located on the side of the property, fenced boundaries, gated access to rear woodland area.

AGENTS NOTE
The property has solar panels which are owned outright and are transferable to any new owner, which contributes towards electricity and keeping the cost as low as possible.

Council Tax Band: C

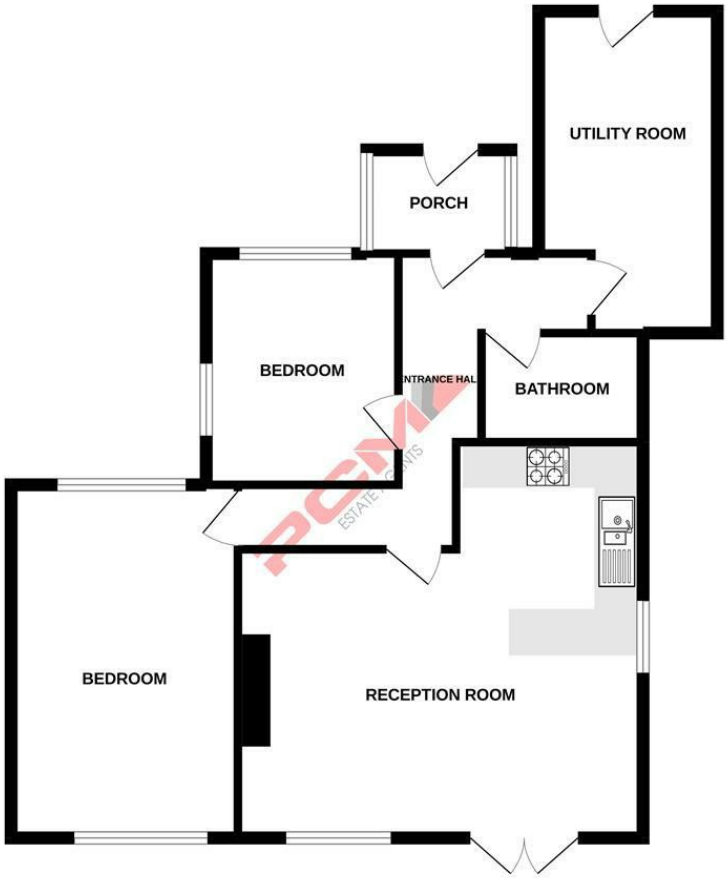




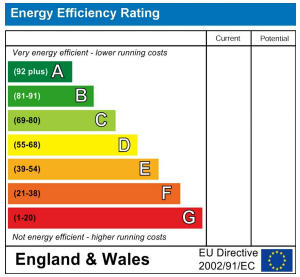

HOME

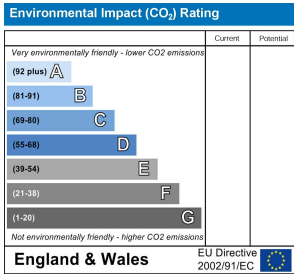


GROUND FLOOR



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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