

PCM
ESTATE AGENTS

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

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Price £324,995

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE, LINK-DETACHED, TWO BEDROOM BUNGALOW, occupying a relatively level plot in a sought-after and quiet cul-de-sac location, within the favoured West St Leonards region of the town. The property is approached via a driveway providing OFF ROAD PARKING for two-three vehicles and there is an ATTACHED GARAGE.

Accommodation comprises a porch leading to an entrance hall, DUAL ASPECT LOUNG-DINING ROOM, kitchen, TWO BEDROOMS, a wet room style SHOWER ROOM and a SEPARATE WC. The property has gas fired central heating and double glazing, as well as an EV CHARGING PORT. The REAR GARDEN is relatively level and low-maintenance with an area of lawn and patio.

Conveniently located within easy reach of bus routes and amenities within West St Leonards, including West St Leonards railway station, seafront and promenade.

Please call the owners agents now to book your appointment and avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Opening to:

PORCH
UPVC construction with a glass roof, lighting, further double glazed door to side opening to:

ENTRANCE HALL
Radiator, coving to ceiling, loft hatch, airing cupboard housing the immersion heater, doors to:

DUAL ASPECT LOUNGE-DINER
21'8 x 12' (6.60m x 3.66m)
Coving to ceiling, two radiators, television point, coving to ceiling, double glazed window to front aspect, double glazed sliding patio doors to rear providing an outlook and access onto the rear garden.

KITCHEN
11'1 x 9'1 (3.38m x 2.77m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with extractor over, inset drainer-sink unit with mixer tap, waist level double oven and grill, heated towel rail/ radiator, under cupboard lighting, wall mounted boiler, space and plumbing for washing machine and dishwasher, part tiled walls, double glazed window and door to side aspect.

BEDROOM
12' x 10'4 (3.66m x 3.15m)
Coving to ceiling, radiator, television point, double glazed window to rear aspect with views onto the garden.

BEDROOM
12' x 10'9 (3.66m x 3.28m)
Coving to ceiling, radiator, television point, double glazed window to front aspect.

SHOWER ROOM
Wet room style with non-slip flooring, part tiled walls, electric shower, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, heated towel rail, coving to ceiling, double glazed window with obscured glass to side aspect.

SEPARATE WC
Low level wc, wall mounted wash hand basin with mixer tap, radiator, double glazed window to side aspect with obscured glass for privacy.

OUTSIDE - FRONT
Driveway providing off road parking for up to three vehicles, EV charging point, lawned area with a concrete path extending around the front of the property.

ATTACHED GARAGE
16'5 x 8'9 (5.00m x 2.67m)
Up and over door, power and light, personal door to the garden.

REAR GARDEN
Relatively low-maintenance and level with a block paved patio abutting the property, area of lawn, fenced boundaries, gated side access to front, personal door to the garage and outside water tap.

Council Tax Band: C





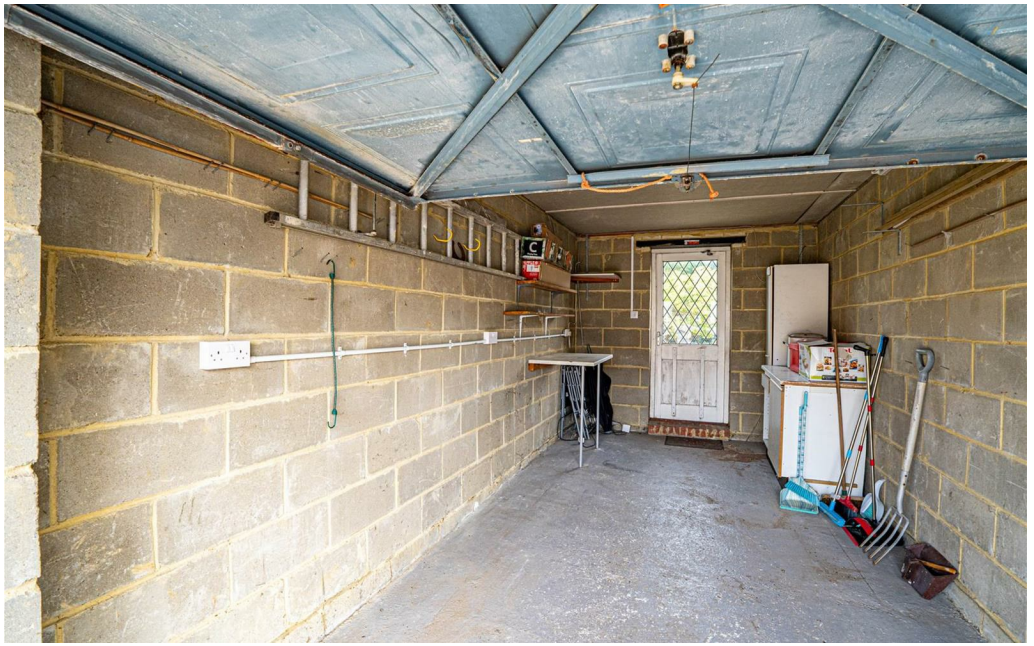












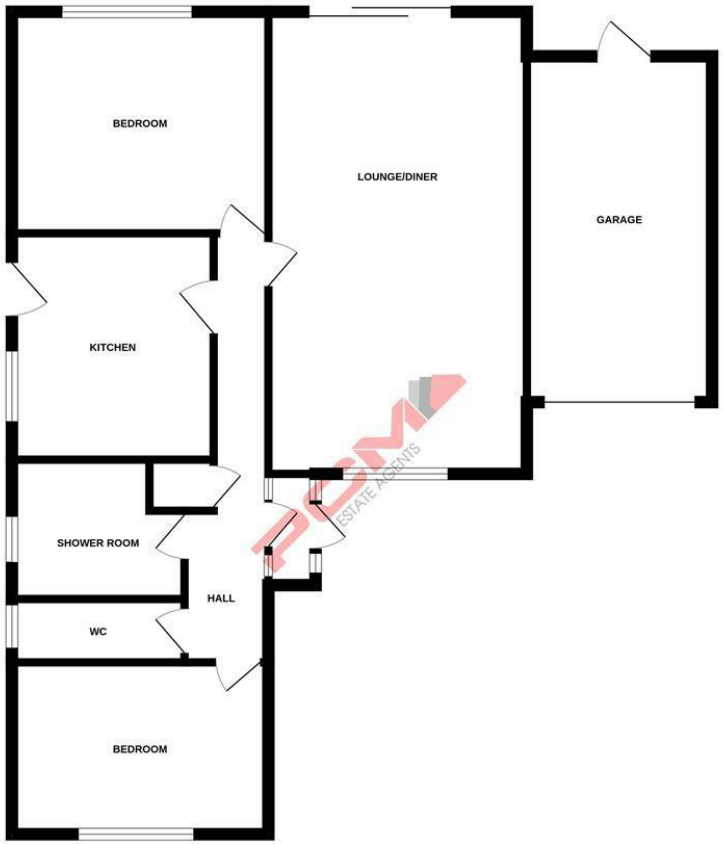




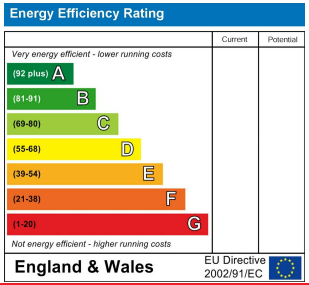


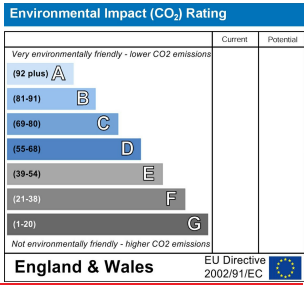


GROUND FLOOR



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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