



ESTATE AGENTS

2, Walton Close, St. Leonards-On-Sea, TN37 7JD

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In The Region Of £325,000

PCM Estate Agents are delighted to present to the market CHAIN FREE this THREE BEDROOM CHALET STYLE BUNGALOW, conveniently positioned in this sought-after region of St Leonards, with DRIVEWAY, GARAGE and an ENCLOSED GARDEN. Occupying a CORNER PLOT POSITION, with gas central heating and double glazing.

Accommodation comprises an L shaped entrance hall with access to the LOUNGE, kitchen which leads to a separate UTILITY-DINING ROOM, TWO GROUND FLOOR BEDROOMS and a WET ROOM STYLE SHOWER ROOM, whilst to the first floor there is an OCCASIONAL STUDY/ BEDROOM and SHOWER ROOM.

The REAR GARDEN is enclosed with a patio, areas of lawn and established hedged boundaries, whilst to the side there is a GARAGE and OFF ROAD PARKING.

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

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Doors opening to:

LOUNGE-DINING ROOM

18'7 x 12'6 (5.66m x 3.81m)

Fireplace, coving to ceiling, radiator, television point, stairs rising to the first floor, double glazed window to side aspect.

KITCHEN

12'3 x 9'6 (3.73m x 2.90m)

Coving to ceiling, part tiled walls, tiled flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and under counter oven, inset drainer-sink unit with mixer tap, space and plumbing for dishwasher, doorway leading to:

UTILITY

17'7 x 9'3 (5.36m x 2.82m)

Tiled flooring, worksurface with cupboards beneath, space and plumbing for washing machine and tumble dryer, space for further appliances, two radiators, double glazed pattern glass windows to both rear and side elevations and a double glazed door to garden.

BEDROOM

13'1 x 9'6 (3.99m x 2.90m)

Radiator, coving to ceiling, wood laminate flooring, double glazed window to side aspect.

BEDROOM

11'5 x 9'9 (3.48m x 2.97m)

Wood laminate flooring coving to ceiling, radiator, double glazed window to side aspect.

FIRST FLOOR LANDING

Access to storage within the eaves, door to:

OCCASIONAL BEDROOM/ STUDY

16'1 x 7'6 (4.90m x 2.29m)

Radiator, double glazed window to front aspect

SHOWER ROOM

Walk in shower enclosure, vanity enclosed wash hand basin, low level wc, radiator, extractor for ventilation, Velux window to rear aspect.

GARAGE

Up and over door, off road parking in front of the garage, personal door to garden.

OUTSIDE - FRONT

Occupying a corner plot position with open garden to the front and side, being laid to lawn with path to front door.

REAR GARDEN

Patio area abutting the property, area of lawn, plants and shrubs, gated access to driveway, personal door to garage.

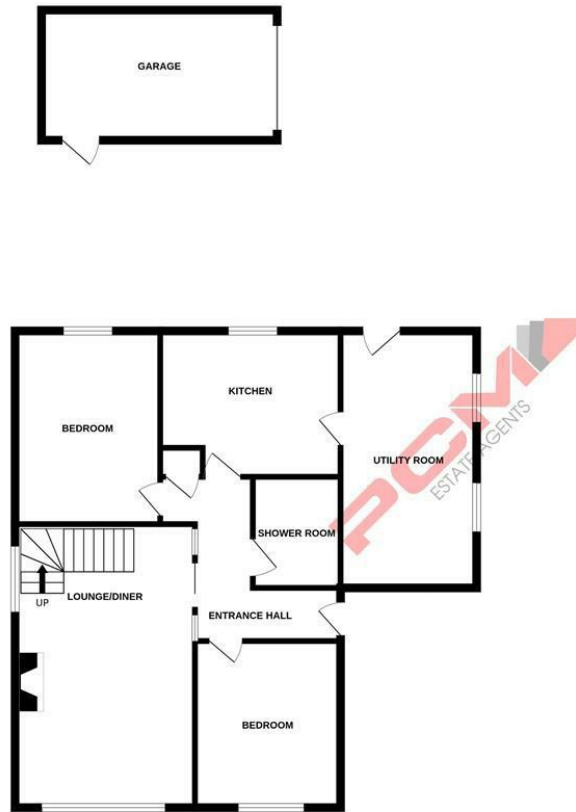
Council Tax Band: C



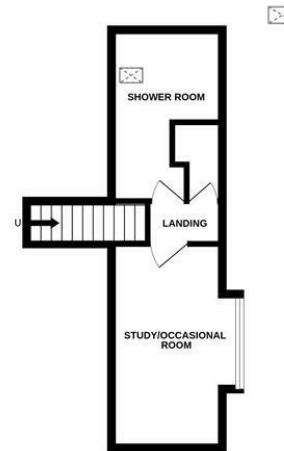




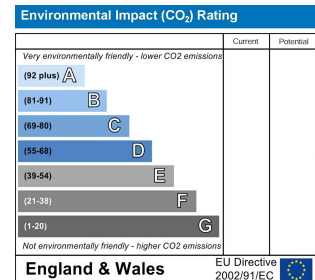
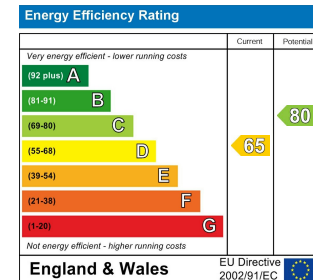
GROUND FLOOR



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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