

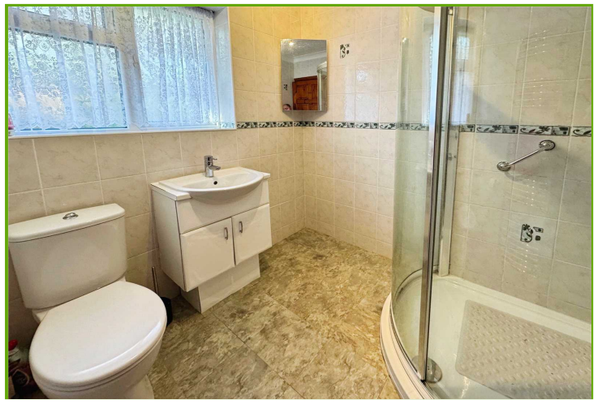














Old Roar Road, St. Leonards-on-Sea, East Sussex, TN37

Asking Price: £425,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: D
EPC Rating: TBC
Local Authority: Hastings Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Detached bungalow in idyllic no through road location. We are pleased to offer this single story dwelling to the market which is sure to be of high interest. Externally the properties well maintained and private rear garden is a real feature providing a good space and surrounded by trees and wildlife it truly is a fantastic escape. A great area for those looking to cultivate and develop outside space! This chain free residence is also well proportioned with three bedrooms, two receptions and a kitchen that provides good work and storage space. Parking is provided by both a driveway and single garage with electric entrance door. Please contact the vendors sole agents for more information or to arrange an appointment to view.

GROUND FLOOR

Entrance Hall
Carpeted flooring. Double radiator. Glazed wooden doors leading to Lounge and Kitchen. Wooden doors leading to bedrooms and shower room. Built in airing cupboard and further storage cupboard. Loft hatch and coving to ceiling.

Lounge
16'11" (5.15) x 13'11" (4.24) into bay window
Carpeted flooring. Two double radiators. UPVC Double glazed leaded light bay window to front aspect. Feature fireplace with tiled hearth and surround with an inset fire. Archway leading into Dining room. Coving to ceiling.

Dining Room
11'6" x 10' (3.5m x 3.05m)
Carpeted flooring. Double radiator. UPVC Double glazed sliding doors to rear aspect overlooking garden. Coving to ceiling.

Kitchen
13'5" max x 11'11" (4.1m max x 3.63m)

Vinyl flooring. Part brick tiled walls. UPVC Double glazed window and UPVC opaque double glazed door to rear aspect. The shaker style kitchen comprises a range of wall and base units with a wood effect rolled edge work surface over and a one and a half bowl sink and drainer inset. Under cabinet lighting. Fitted double oven, hob and extractor. Space for fridge/freezer.

Bedroom 1
12'10" (3.91) to fitted wardrobes x 12' (3.65)
Carpeted flooring. Double radiator. Range of built in wardrobes to one wall. UPVC Double glazed leaded light window to front aspect. Coving to ceiling.

Bedroom 2
10'10" x 10'6" (3.3m x 3.2m)
Carpeted flooring. Single radiator. UPVC Double glazed windows to side and rear aspects. Built n cupboard housing wall mounted gas fired boiler. Coving to ceiling.

Bedroom 3
10'6" x 9' (3.2m x 2.74m)
Carpeted flooring. Single radiator. UPVC Double glazed window to side aspect. Coving to ceiling.

Shower Room
10'6" x 10'10" (3.2m x 3.3m)
Laminate flooring. Heated towel rail. UPVC opaque double glazed window to rear aspect. Fully tiled walls. The white suite comprises a low level flush water closet, unit housed wash hand basin and corner shower cubicle with glass retracting door and a wall mounted shower attachment fitted over. Coving to ceiling.

OUTSIDE

Front Garden
A fence and hedge enclosed front garden with lawned areas and planted borders. Pathways leading to the properties entrance.

Driveway
Providing parking for several vehicles leading into Garage.

Garage
17'3" x 9' (5.26m x 2.74m)
A single garage with electric entrance door. UPVC Double glazed door to side aspect.

For full EPC please contact the branch.

Utility Room
8'10" max x 9'6" (2.7m max x 2.9m)
Work surface with spaces under for washing machine and tumble dryer. UPVC Double glazed window to side and rear aspects.

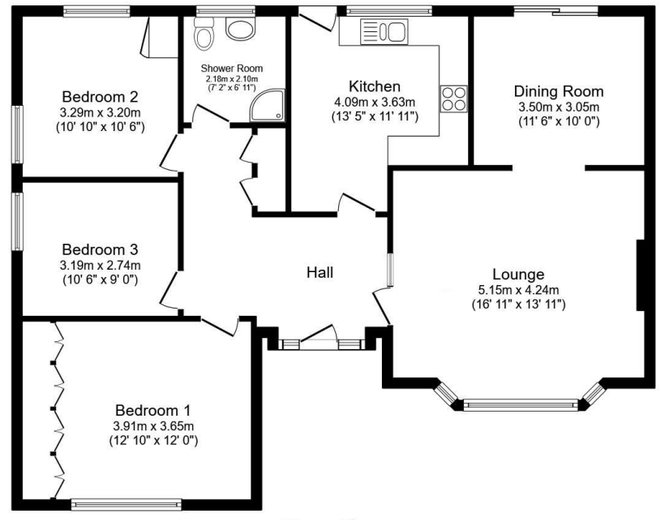
Rear garden
A well maintained private fence and hedge enclosed garden with patio seating area. The garden is predominantly lawned with a raised rockery leading up to a composting area with greenhouse. This garden is a lovely feature of the property and is sure to suit those with green fingers! There are a range of trees shrubs and bushes and side access gate.

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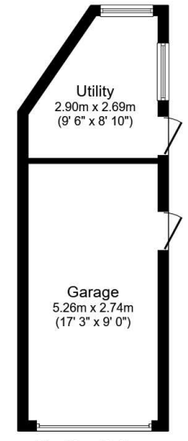
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Floor Plan
Floor area 104.5 sq.m. (1,124 sq.ft.)



Outbuilding
Floor area 20.6 sq.m. (222 sq.ft.)

Total floor area: 125.1 sq.m. (1,346 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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