



Woodpeckers, 4 Reedswood Road, St. Leonards-On-Sea, TN38 8DN

A WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW, SITUATED IN THE POPULAR WEST ST LEONARDS AREA CLOSE TO LOCAL BUS SERVICES, SCHOOLS AND AMENITIES WITH VIEWS TO THE REAR OVER COMBE VALLEY. ST LEONARDS SEA FRONT & LOCAL SUPERMARKETS ARE WITHIN APPROXIMATELY ONE MILE WITH A MAINLINE RAILWAY STATION AT WEST ST LEONARDS CONNECTING TO LONDON.

The property provides accommodation to include a 21'0 x 11'9 max sitting/dining room with a feature fireplace, an 11'1 x 8'11 fitted kitchen with integrated appliances, two double bedrooms and a contemporary bathroom/w.c with separate shower cubicle. Outside, there is a driveway providing off road parking and an integral garage. The rear garden is a particular feature measuring approximately 43ft deep x 40ft wide and is laid to patio & lawn with distant views to Combe Valley.

Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £299,950

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- Semi Detached Bungalow
- 11'1 x 8'11 Fitted Kitchen
- Driveway & Garage
- Two Bedrooms
- Bath/Shower Room/W.C
- Patio & Lawned Gardens
- 21'0 x 11'9 Sitting/Dining Room
- Popular West St Leonards Area
- To Be Sold CHAIN FREE

Covered Entrance

Entrance Hall

Living Room/Diner

21'0 x 11'9 max (6.40m x 3.58m max)

Kitchen/Breakfast Room

11'1 x 8'11 (3.38m x 2.72m)

Bedroom One

11'9 x 9'10 (3.58m x 3.00m)

Bedroom Two

11'0 x 9'3 (3.35m x 2.82m)

Family Bath/Shower Room

7'9 x 6'2 (2.36m x 1.88m)

Utility/Store

8'0 x 2'8 (2.44m x 0.81m)

Outside

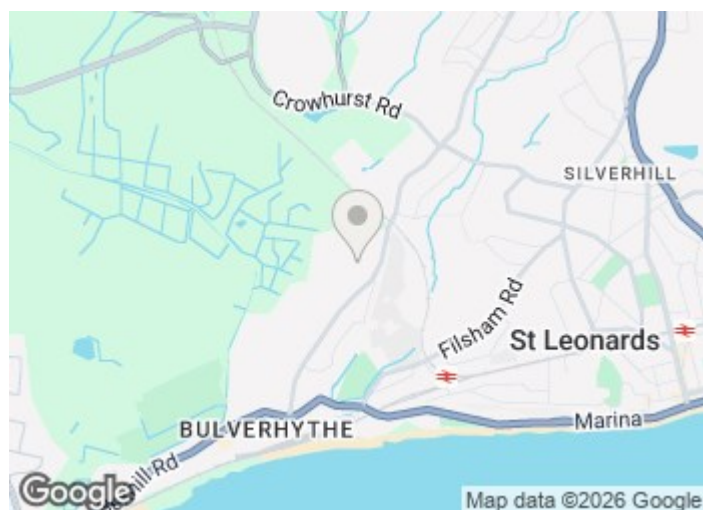
Front Garden

Driveway

Garage

Rear Garden

43'0 x 40'0 (13.11m x 12.19m)





Floor Plan

GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

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		56	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	