



Sunnymead Cliff End Lane, Pett Level, TN35 4EF

A TWO BEDROOM, THREE RECEPTION ROOM CHARACTERFUL DETACHED BUNGALOW OCCUPYING A DOUBLE WIDTH PLOT AND SITUATED IN THE FAVOUERD PETT LEVEL AREA WITHIN IMMEDIATE WALKING DISTANCE OF THE SAXON SHORE & JUBILEE WAY WALKS AS WELL AS PETT LEVEL BEACH. THE PROPERTY HAS REMAINED WITH THE SAME OWNERS FOR OVER 50 YEARS AND IS NOW AVAILABLE CHAIN FREE.

Sunnymead is ideally located within a small private close and whilst the bungalow does require some general modernisation and updating, it does provide versatile accommodation to include a bay front sitting room which opens up into the 15'10 x 13'10 living room with feature fireplace and adjoining sun room. There is also a 21'3 x 12'0 max dining room and a kitchen as well as a bathroom with separate w.c. From the living room there is a study which leads to both double bedrooms and there is a 23ft conservatory across the back of the bungalow overlooking and leading to the gardens.

Outside, the gardens extend to Pett Level Road and due to being double width, there is the potential to create an additional property subject to necessary planning consents. The bungalow is also fronted by a driveway and detached single garage and further benefits include gas fired central heating, double glazing and the property is to be sold chain free. Viewing is strictly by prior appointment with Sole agent Charles & Co.

Price £475,000

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- Two Bedroom Detached Bungalow
- Close to Pett Level Beach & Walks
- Driveway & Timber Garage
- In Need of Modernisation
- Gardens on Double Width Plot
- To Be Sold CHAIN FREE
- Favoured Pett Level Location
- Development Potential (STNC)
- Viewing Strictly by Appointment

Sitting Room

15'8" x 10'7" (4.78m x 3.23m)

Living Room

15'10 x 13'10 (4.83m x 4.22m)

Sun Room

9'8 x 6'9 (2.95m x 2.06m)

Kitchen

9'0 x 5'6 (2.74m x 1.68m)

Dining Room

21'3 x 12'0 max (6.48m x 3.66m max)

Conservatory/Utility

23'3 x 5'9 (7.09m x 1.75m)

Study

10'6 x 9'0 (3.20m x 2.74m)

Bedroom One

10'6 x 10'0 (3.20m x 3.05m)

Bedroom Two

10'6 x 10'0 (3.20m x 3.05m)

From Dining Room

Inner Lobby

Bathroom/W.C

9'2 x 5'4 (2.79m x 1.63m)

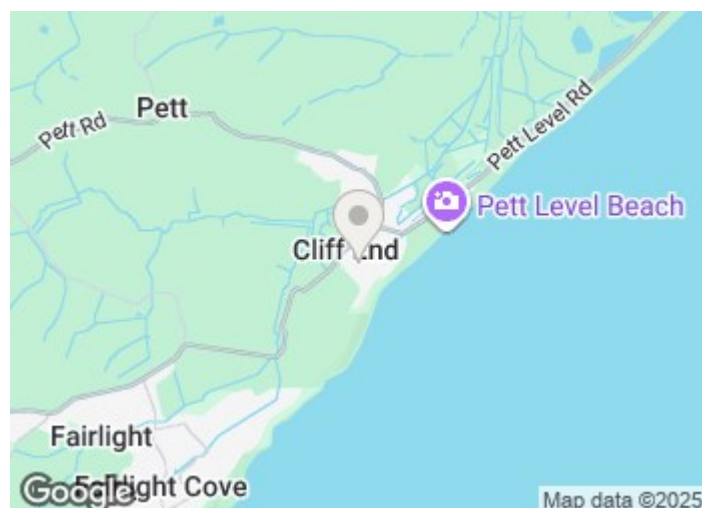
Outside

Driveway

Detached Timber Garage

18'0 x 9'6 (5.49m x 2.90m)

Rear Gardens





Floor Plan

GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC