



MOLONEY COUNTRY PROPERTY

5 CHURCHWOOD WAY ST. LEONARDS ON SEA



5 CHURCHWOOD WAY, ST. LEONARDS ON SEA, EAST SUSSEX TN38 9JW

CHAIN FREE - A DETACHED, 3 BED BUNGALOW, IN A SOUGHT AFTER RESIDENTIAL CUL DE SAC LOCATION, CONVENIENT FOR LOCAL AMENITIES, TOWN CENTRE & TRANSPORT LINKS, OFFERING VERSATILE, SPACIOUS ACCOMMODATION WITH SCOPE TO UPDATE. SITTING/DINING ROOM WITH LARGE CONSERVATORY, KITCHEN. REAR GARDEN WITH WOODLAND BACKDROP, DRIVEWAY AND ATTACHED GARAGE. GFCH.

ACCOMMODATION LIST: PORCH, ENTRANCE HALL, SITTING/DINING ROOM, CONSERVATORY. COVERED WALKWAY WITH UTILITY AREA. KITCHEN/BREAKFAST ROOM. LARGE BED ONE, 2 FURTHER BEDROOMS, BATHROOM. FRONT GARDEN. DRIVEWAY PROVIDING PARKING, ATTACHED SINGLE GARAGE. GOOD SIZED REAR GARDEN ENJOYING WOODLAND BACKDROP, GREENHOUSE. GAS FIRED CENTRAL HEATING.



Obscured wooden casement door to:

PORCH: Wooden leaded light windows to the front. Exposed brick walls. Quarry tiled floor. Wooden glazed casement door to:

ENTRANCE HALL: Parquet floor. Wall light points. Loft hatch. Louvre doored storage cupboard, matching airing cupboard housing hot water tank with slatted shelves.

SITTING/DINING ROOM: L-shaped room with double glazed windows & sliding patio door to the conservatory. Stone fire surround inset with gas fire on matching hearth with display shelves to both sides. Coved ceiling, wall light points. Part wooden panelled walls. BT Point. TV Point. Space for dining table with leaded light hatch through to the kitchen, coved ceiling & parquet floor.

CONSERVATORY: UPVC double glazed windows to three sides, double doors leading out to the rear garden. Ceramic tiled floor. Wall light points. Bifold louvre door to:

COVERED WALKWAY: Part glazed door out to the rear garden, door to the kitchen. Exposed brick walls, quarry, tiled floor. Plumbing for washing machine.

KITCHEN: Double glazed window looking through to & door leading out to the covered walkway to the side. Fitted with range of oak base and wall units with wood edged tiled worktop over, inset with 1 1/2 bowl single drainer sink unit. Gas hob with Hotpoint electric oven below and concealed Blanco extractor over. Double louvred cupboard housing Glow Worm gas boiler. Integrated larder fridge. Ceramic tile floor. Pine panelled ceiling.

PRICE GUIDE £ 395,000



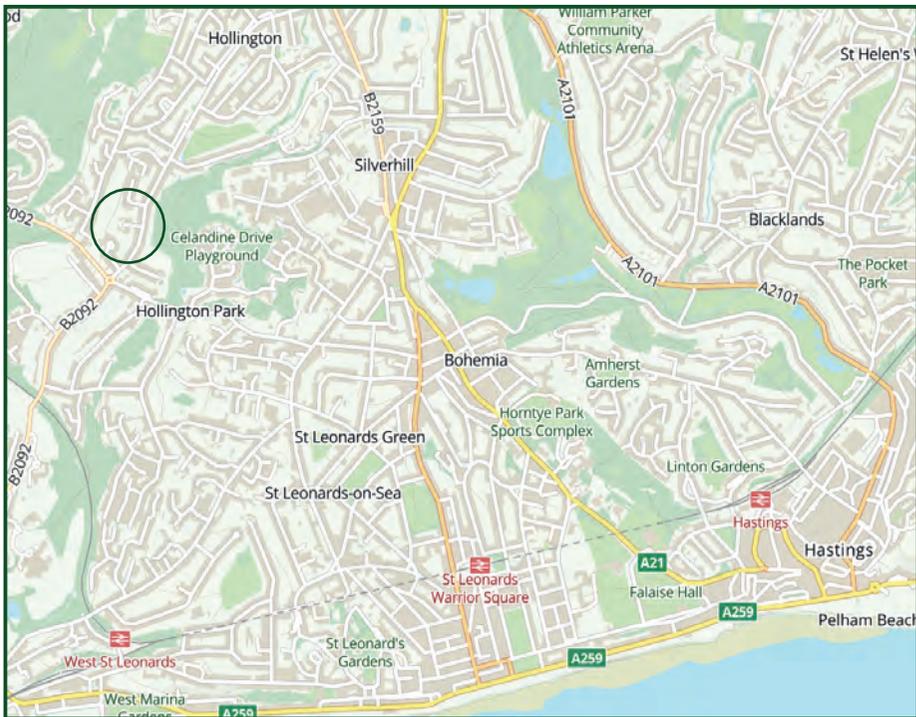
5 Churchwood Way

Approximate Gross Internal Area
1442 sq ft - 134 sq m



Not to Scale.
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

MOLONEYCOUNTRYPROPERTY.COM

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