



Arbourvale
St. Leonards-On-Sea, TN38 0XY
Offers in excess of £220,000 Freehold

**Wyatt
Hughes**
Residential Sales

Arbourvale, St. Leonards-On-Sea, TN38 0XY

Looking for a well-presented two bedroom semi-detached bungalow in a peaceful setting with bright, modern interiors and private outdoor space? This appealing home offers a fantastic opportunity for downsizers, first-time buyers, or those seeking single-level living.

The property is well laid out, with a central hallway providing access to all rooms. The spacious living room is a real highlight, featuring a large sliding door that opens directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoors and out. The kitchen is modern and functional, with ample worktop and cupboard space, along with a pleasant outlook over the front.

There are two well-proportioned bedrooms, both offering comfortable accommodation, with the main bedroom providing generous space for storage. The bathroom is neatly presented and fitted with a bath, completing the internal layout.

Externally, the rear garden is tiered and offers a private outdoor area with steps leading to an elevated section, ideal for creating a landscaped seating area or garden retreat. To the front, the property benefits from a small garden area and a welcoming entrance.

Additional benefits include double glazing, modern décor throughout, and a practical layout suited to a range of buyers.

Situated in a quiet residential location, the property remains conveniently close to local amenities, transport links, and green spaces, making it both a peaceful and practical place to call home.

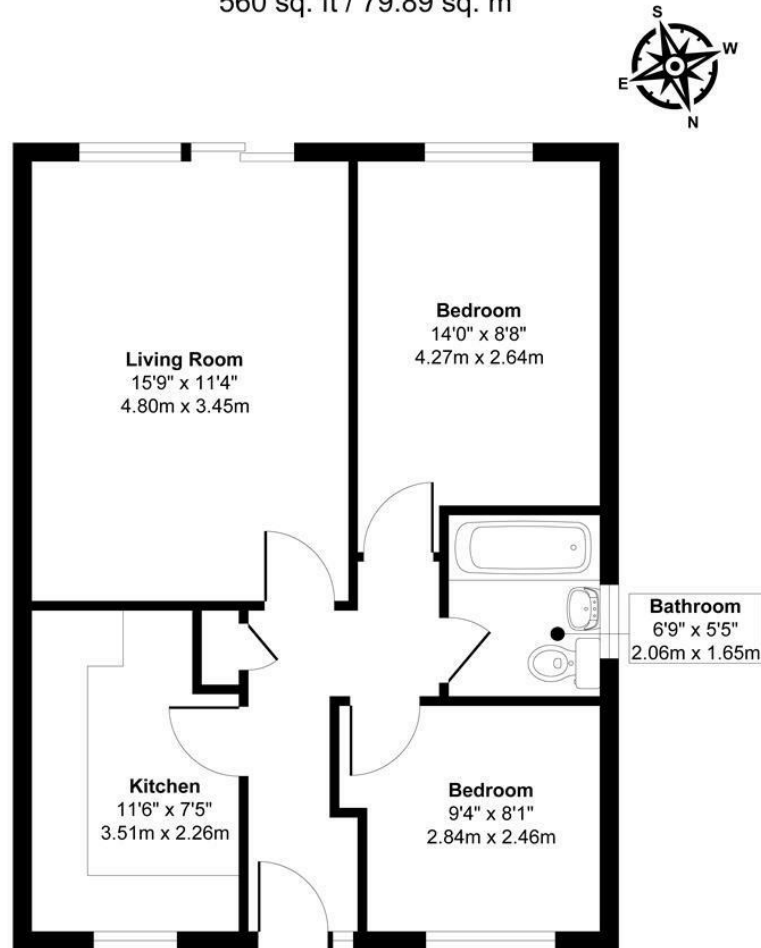
Early viewing is highly recommended to appreciate the space, light, and potential this charming bungalow has to offer.



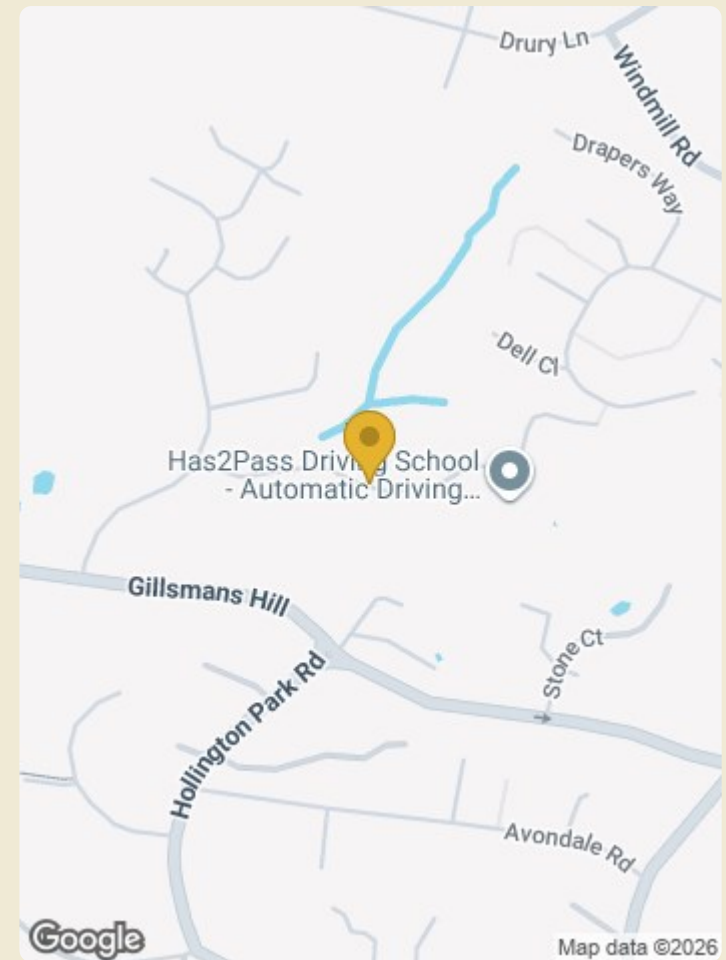
- TWO BEDROOM SEMI-DETACHED BUNGALOW
- MODERN FITTED KITCHEN WITH AMPLE STORAGE
- COUNCIL TAX B
- ALLOCATED PARKING
- PRIVATE TIERED REAR GARDEN WITH POTENTIAL TO LANDSCAPE
- SPACIOUS AND BRIGHT LIVING ROOM WITH DIRECT GARDEN ACCESS
- EPC C
- CHAIN FREE
- QUIET RESIDENTIAL LOCATION
- ELAVATED POSITION

Arbourvale

Approximate Gross Internal Floor Area
560 sq. ft / 79.89 sq. m



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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