



OXFORD FAMILY ESTATES  
Property Sales and Services



# Sidney Close, Chapel St Leonards.

£290,000

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Walk into this immaculately presented 3 bedroom Detached Dormer Bungalow with a downstairs Master Bedroom with En-suite. The property offers a lovely open plan living area with kitchen/diner leading into a lounge area and a modern, glass sided log burner creating a very sociable space. Patio doors lead into the private rear garden, with summerhouse, patio area and an additional lawn area leading down to a brook. Two bedrooms and a bathroom upstairs, and a large block paved drive make for a perfect place to invite friends and family to stay and give them their own space. With 5 years NHBC remaining, fitted CCTV system and double cooker, this property has a lot to offer!

### **Entrance hallway & Landing**

**Kitchen Lounge & Diner** 7.00m x 5.03m max (22'9" x 16'6"max)

### **Downstairs WC**

**Downstairs Master Bedroom** 4.37m x 3.52m (14'4" x 11'6")

**Downstairs En-suite** 2.41m x 1.68m (7'10" x 5'6")

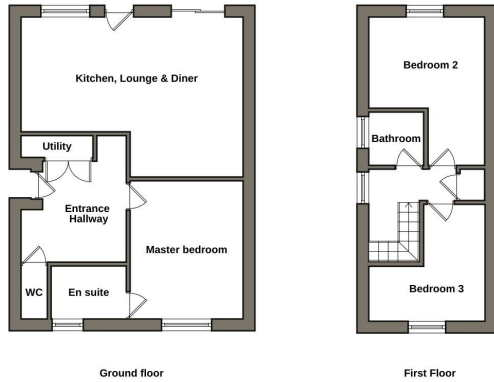
**Bedroom 2** 4.66m max x 3.66m (15'3" max x 12')

**Bedroom 3** 3.69m max x 3.66m max (12'1"max x 12'max)

**Bathroom** 2.70m x 1.76m (8'10" x 5'9")

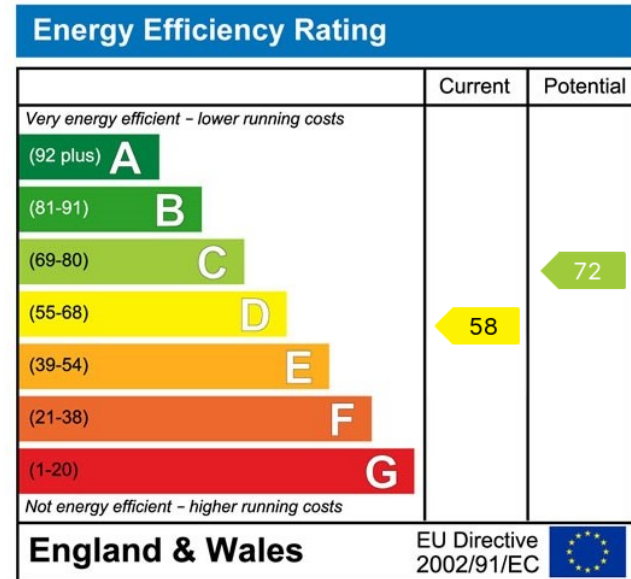
**Outside** The property has a large block paved drive with parking for multiple vehicles. With a slate front, currently decorated with potted plants and arbor bench, the drive leads down to the entrance at the side of the property and gated access to the rear. Concealed storage for LPG gas bottles. The rear has a raised path stepping down to a lovely patio and lawn with a summer house situated to make perfect use of the south facing garden. The property extends further down the patch of grassland alongside brook which is subject to restrictions. The property sits in a quiet cul-de-sac a short 5 minute walk to the village centre, shops and beach in the very popular Well Vale area of the village.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- Finished to a very high standard
- 3 Bedroom Detached dormer bungalow.
- Open Plan Kitchen Lounge Diner
- Cul de sac Location
- Private Garden and Retreat Garden
- Downstairs En-suite Bedroom
- Family bathroom and separate WC
- Modern Log Burner
- Summer House & CCTV System
- Tax Band C, EPC Rating D



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