



**HOME + CASTLE**  
ESTATE AGENTS

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## Downlands Close, Bexhill-On-Sea, Freehold | Bungalow | 2 Bedrooms

Home & Castle are pleased to advertise this CHAIN FREE, 2 bedroom, 2 receptions, semi-detached bungalow in a sought after residential area of Bexhill. The property benefits from gas central heating, double glazing and a good sized well maintained garden to the rear of the property.

Bexhill town centre, seafront, and Collington train station are all within walking distance. Bus services and local shops are close by with Bexhill Down just minutes away. Nice property in a great location.

**FOR SALE**  
**FREEHOLD**  
**£295,000**

### **Front of Property**

Small wall, garden with mature shrubs and plants. Small gate with path leading to front door at side of property. Outside tap.

### **Hallway**

Small cupboard for additional storage. Door to side of property. Carpet. Hatch to loft.

### **Living Room 13'8" max x 12'5" (4.17m max x 3.78m)**

Double glazed bay window to front garden. Brick fireplace - untested. Carpet.

### **Dining Room 13'6" max x 10'5" (4.11m max x 3.18m)**

Built-in cupboard. Brick fireplace - untested. Double glazed bay window with door leading to rear garden. Carpet.

### **Kitchen 9'2" x 6'4" (2.79m x 1.93m)**

Cupboards, worktops and drawers. Plumbing for washing machine and dishwasher. Built-in gas hob and electric cooker. Double glazed windows x 2 to side of property.

### **Bedroom 1 13'7" x 9'11" (4.14m x 3.02m)**

Double glazed window to front garden. Built-in cupboard. Carpet.

### **Bedroom 2 10' x 9'7" (3.05m x 2.92m)**

Double glazed window to rear and side of property. Carpet.

### **Shower Room 5'6" x 4'5" (1.68m x 1.35m)**

Tiled floor and walls. Large shower cubicle and wash hand basin. Opaque double glazed window to rear of property.

### **Separate WC 3'9" x 2'7" (1.14m x 0.79m)**

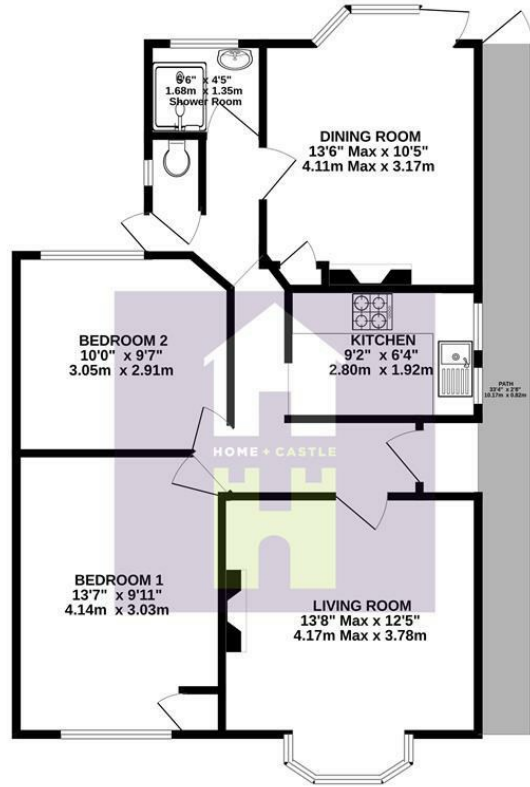
Opaque window to side of property. WC, basin and wall mounted boiler.

### **Rear of Property**

Large garden with area of lawn, decked seating area and area covered in decorative slate chippings for plant pots. Planted borders. Mature shrubs, plants and trees. Good sized shed. Gate with access to front of property.

# Floor Plan

BUNGALOW  
691 sq.ft. (64.2 sq.m.) approx.

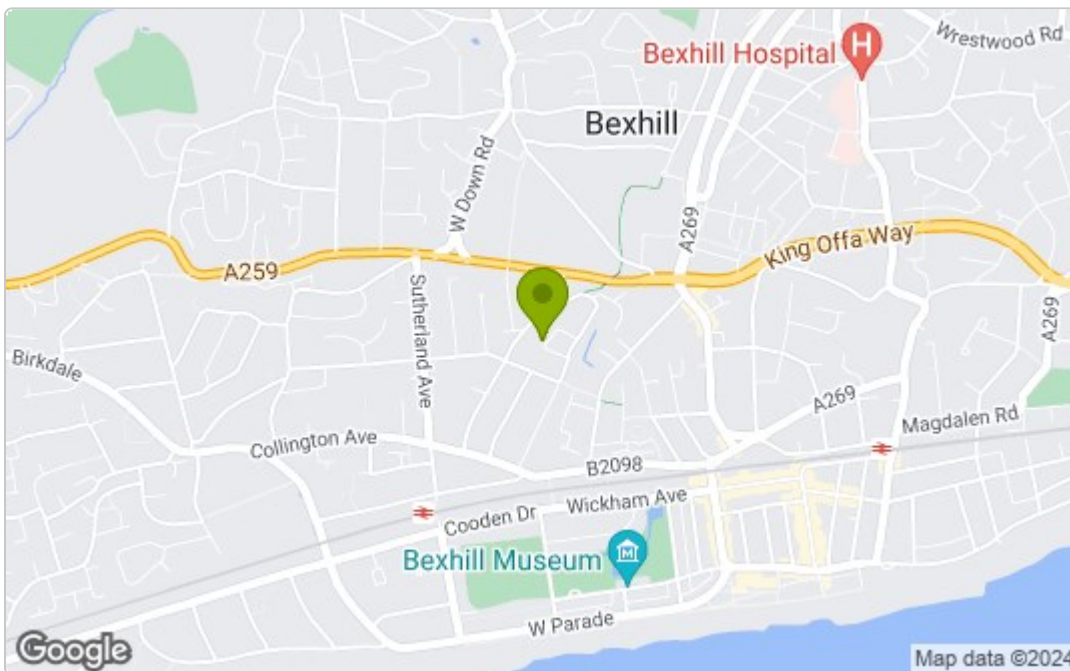


2 BEDROOM SEMI-DETACHED BUNGALOW

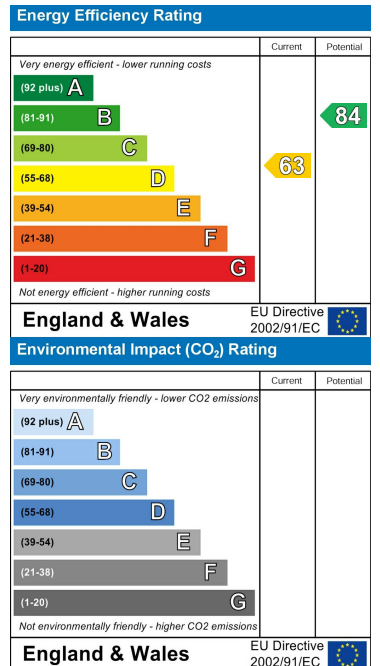
TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.

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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# Area Map



# Energy Efficiency Graph



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