



**HOME + CASTLE**  
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**VIEWING HIGHLY  
RECOMMENDED**



**new  
instruction**



## **The Finches, Bexhill on Sea, TN40 1UF**

**Detached, Individually Designed, 4 Bedroom Bungalow**

Home + Castle are pleased to present a unique, individually designed, high specification finish, 4 bedroom detached bungalow in a highly sought after residential area of Bexhill on Sea. A light and beautifully presented contemporary style home with gardens to all sides and a spacious secluded south facing terrace. Efficient gas central heating, double glazed throughout and off-road parking for 2 - 3 cars.

Quiet location, close to all local amenities and just a 5 minute walk to the beach.

**FOR SALE**

**£600,000**

### Front of Property

Block paved driveway offering off-road parking for 2 - 3 cars. Borders with palm trees, mature shrubs and decorative stone. Side gates to the left and right of the property. Pathway with slate chippings leads to front door.

### Entrance Hall

Power point, pendant light, vertical radiator and double glazed window to front of property. Leads on to main living area.

### Open Plan Living Area 21' x 18'9" (6.40m x 5.72m)

#### Kitchen Area

Spacious kitchen with plenty of wall and base units, work surfaces plus a large island offering additional storage below. Ceramic sink with detachable spray tap, integrated dishwasher and washer dryer, space for American style fridge freezer, built-in double oven, electric hob, power points and wine cooler. Ceiling lights and pendant lights over island. Wood flooring. Double glazed window with outlook over side garden.

#### Living Room Area

Large area in which to relax and entertain. Power points, TV point, broadband, 2 vertical double radiators plus one other. Pendant lights x 2 and wood flooring. Step down into sitting and dining area.

### Sitting & Dining Area 22'6" x 8'8" (6.86m x 2.64m)

Triple aspect with double glazed windows to both sides and bi-fold doors, plus a single door, leading outside onto the south facing sun terrace. Wood flooring, power points, pendant and wall lights.

### South Facing Terrace

Offering a perfect outside area in which to relax, unwind and a great vantage point to see the sun rise and set. Overlooks the rear garden and extends across the back of the property. Plenty of space for tables and chairs. Offers a good degree of privacy. Steps on both sides lead down to the garden. Outside lighting.

### Shower Room 8'6" x 7'1" (2.59m x 2.16m)

Large walk-in shower (non-slip), toilet and basin with storage below. Grey and white marble tiles, Italian shower rail and heated towel radiator. Opaque double glazed window to front of property.

### Door From Living Room To

### Internal Hallway 14'3" x 3'3" (4.34m x 0.99m)

Radiator, pendant light and carpet. Hatch to loft where the gas boiler is housed.

### Bedroom One 13'7" incl wardrobes x 11'3" (4.14m incl wardrobes x 3.43m )

Double bedroom. Built-in wardrobes x 2, power points, USB points, TV point, radiator and carpet. Double glazed window with door opening to side patio and garden.

### En Suite Shower Room 7'6" x 5' (2.29m x 1.52m)

Shower cubicle with hand rail & shelf, toilet, basin with storage below, ladder style radiator, Italian floor and wall tiles. Opaque leaded light window to side of property.

### Bedroom Two 14' incl wardrobes x 9'2" (4.27m incl wardrobes x 2.79m)

Double bedroom. Built-in wardrobes x 3, power points, TV point, pendant light and radiator. Full length double glazed window and single door opening to secluded terrace with outlook over rear garden.

### Bedroom Three 11'2" x 8'9" (3.40m x 2.67m)

Double bedroom. Power points, TV point, pendant light, radiator and carpet. Double glazed window overlooking driveway to the front of the property.

### Bedroom Four 9'10" incl wardrobes x 8'10" (3.00m incl wardrobes x 2.69m)

Single bedroom currently being used as an office/study. Built-in wardrobes x 2, power points, TV point, pendant light, radiator and carpet. Double glazed window to front of property.

### Gardens

The gardens offer many options for private seating areas.

Garden to the left is laid to lawn with flower beds. Outside tap plus side gate to front of property.

Garden to the right has patio area, artificial turf with flower beds and a trellis pergola. Outside tap plus side gate to front of property.

Garden to the rear and at the lower level, consists of a variety of mature shrubs, plants and trees for privacy.

Garden to front has decorative stone, palm trees and mature shrubs.

### Outside Storage

Dedicated space for 3 wheelie bins on the right hand side of the house behind the gate, plus storage below the sun terrace. On the lawn side of the house there is a small door which opens into the restricted height storage capability underneath the property.

### Parking

Extended block paved drive offers parking for 2 - 3 cars.

### Additional Information

Energy Performance Rating D  
Council Tax Band E

### Location

- Penland Wood area of Bexhill on Sea
- 5 minute walk to the beach.
- 12 minute walk to Ravenside retail park via Ridgeview Gardens or College Road
- 15 minute walk to Bexhill Station
- 2 minute walk to bus route No 96 to Little Common or Ridgewood Gardens via Links Drive
- 5 minute walk to De La Warr Road for 99 buses to either Eastbourne or to Hastings/West St Leonards/St Leonards

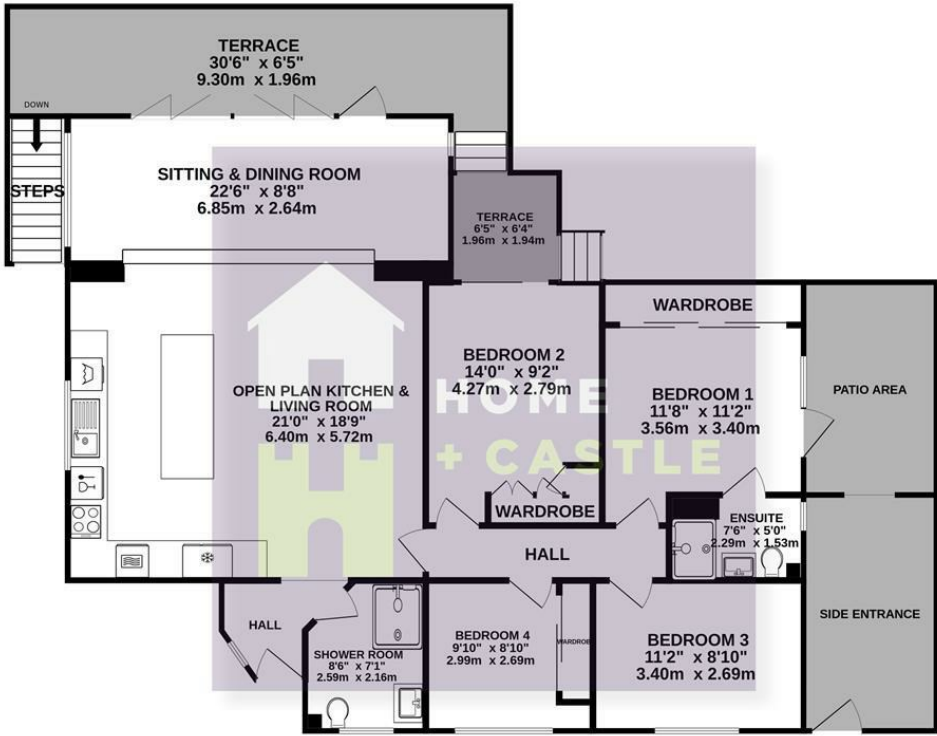
### Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are purely for illustration purposes and are only included if integrated, built-in, or specifically stated.



Floor Plan

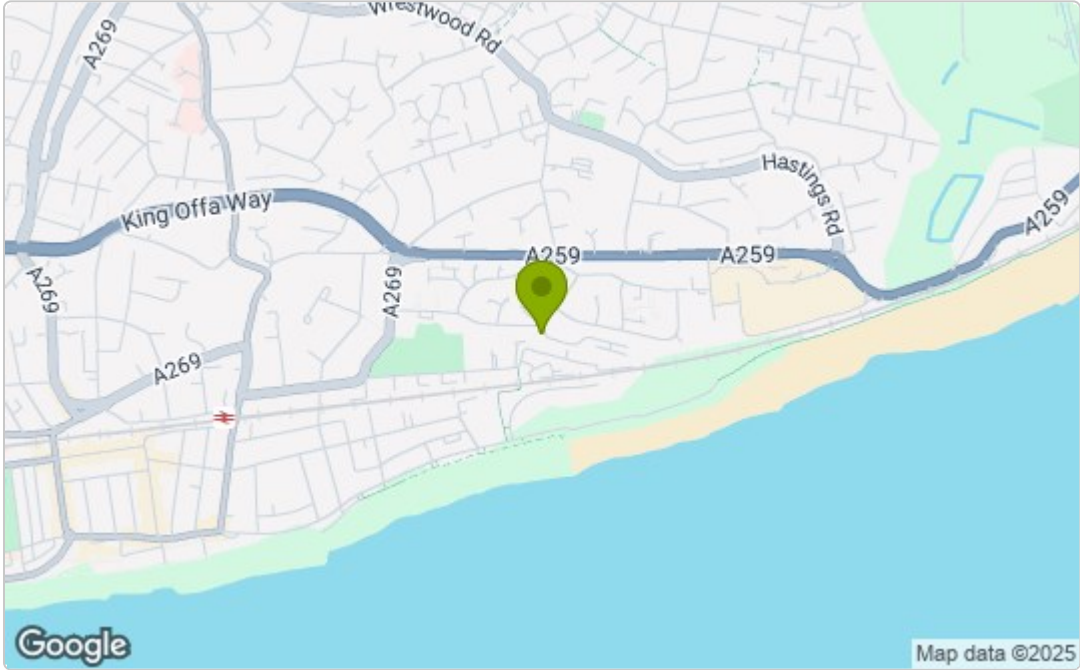
4 BEDROOM DETACHED BUNGALOW



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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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

