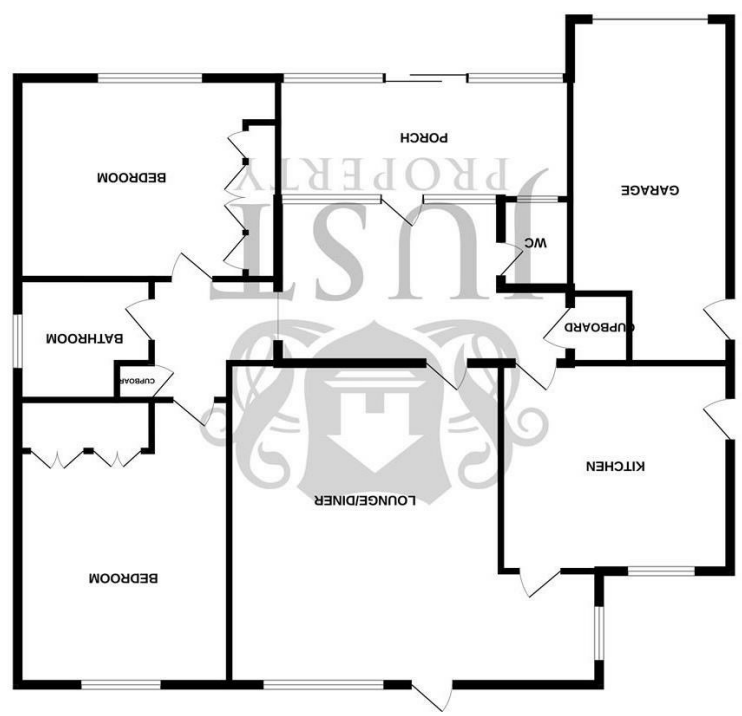


England & Wales	
EU Directive 2002/91/EC	
Current	Potential
81	67
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



TOTAL FLOOR AREA: 1448 sq.ft. (134.5 sq.m.) approx.  
 Measurements are taken to the finished internal surfaces of the walls, columns, doors and windows. They do not include the area of any external walls, roof, balconies, terraces, patios, swimming pools, etc. The area of any external walls, roof, balconies, terraces, patios, swimming pools, etc. is not included in the total floor area.  
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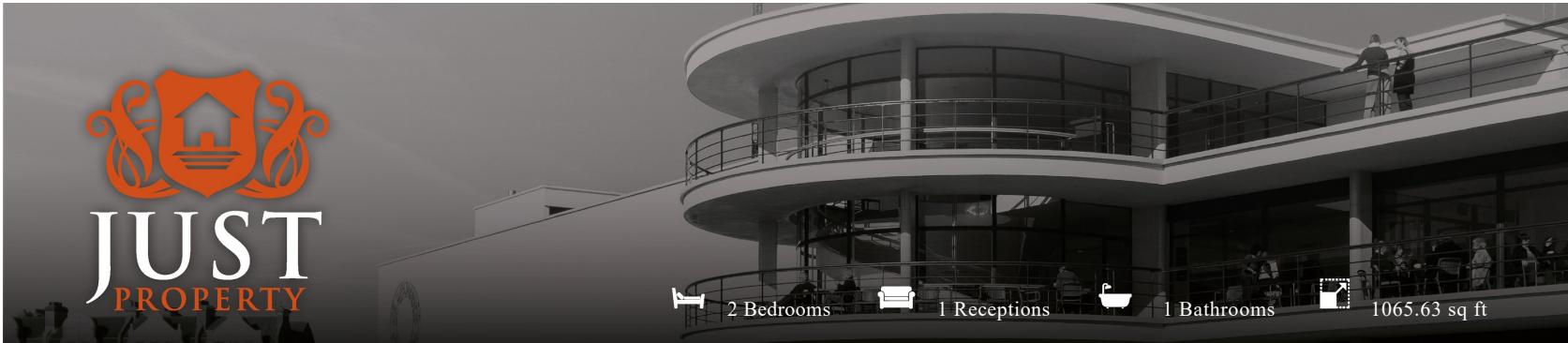
GROUND FLOOR  
 1448 sq.ft. (134.5 sq.m.) approx.



# FLOORPLANS

43 Birkdale, Bexhill-On-Sea, TN39 3TL

www.justproperty.net



2 Bedrooms | 1 Receptions | 1 Bathrooms | 1065.63 sq ft

Freehold

£525,000

43 Birkdale, Bexhill-On-Sea, TN39 3TL







2 Bedrooms 1 Receptions 1 Bathrooms 1065.63 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market an immaculately presented and hugely impressive detached bungalow situated in this sought after West Bexhill location with South facing garden.

With spacious and beautifully proportioned accommodation throughout this wonderful bungalow also boasts sitting/dining room overlooking garden, kitchen, spacious entrance hall, separate W.C, two double bedrooms and bathroom positioned off an internal lobby. Also to the front there is a generous entrance porch with double glazing. The property additionally benefits from gas central heating.

To the outside there is an impressive frontage with block paved driveway providing off-road parking for a number of vehicles leading to garage with electric roller door as well as an area of low maintenance front garden. The South facing rear garden is well presented with two sheds and side access that does offer a great deal of seclusion.

From this excellent location you are within walking distance of the amenities of Little Common village including doctors surgery and the property is located on a bus route. The seafront and the many amenities of Bexhill town centre including mainline railway station are also within easy reach.

This bungalow would make a fabulous new home for any new owner therefore viewing is highly recommended by Just Property the sole agents, please contact us for further information and to arrange access



## ROOM DIMENSIONS

Entrance Porch

Hallway

Sitting/Dining Room  
19'7" x 19'6" (5.97 x 5.95)

Kitchen  
12'9" x 11'11" (3.9 x 3.64)

Separate W.C

Inner Lobby

Bedroom  
17'5" x 12'11" (5.31 x 3.95)

Bedroom  
16'4" x 12'3" (4.99 x 3.75)

Bathroom/wc

Garage

Front Garden

Off Road Parking

Rear Garden

## FEATURES

- Wonderful Detached Bungalow
- Immaculately Presented
- South Facing Garden
- Two Double Bedrooms
- Family Bathroom/wc
- Spacious Entrance Hall
- Large Entrance Porch
- Plentiful Off Road Parking
- Garage
- Fabulous Location

