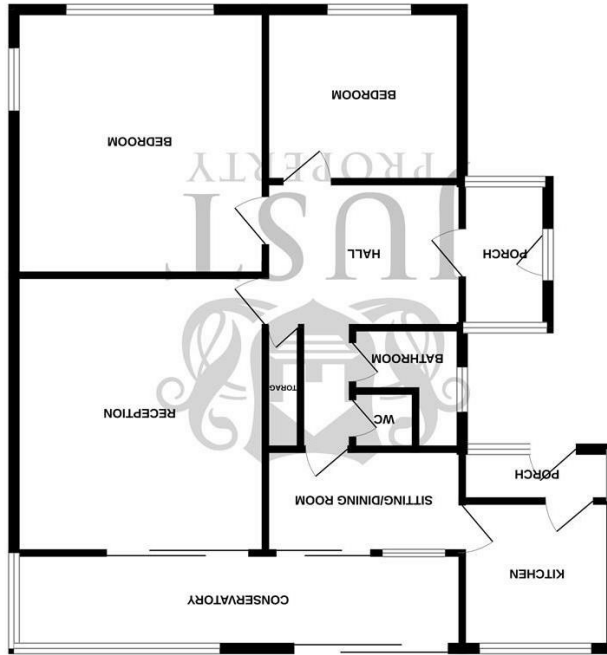
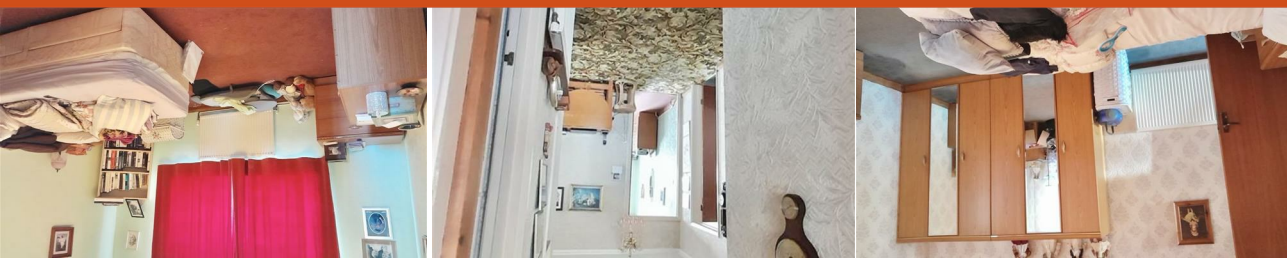


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	67
Potential	81



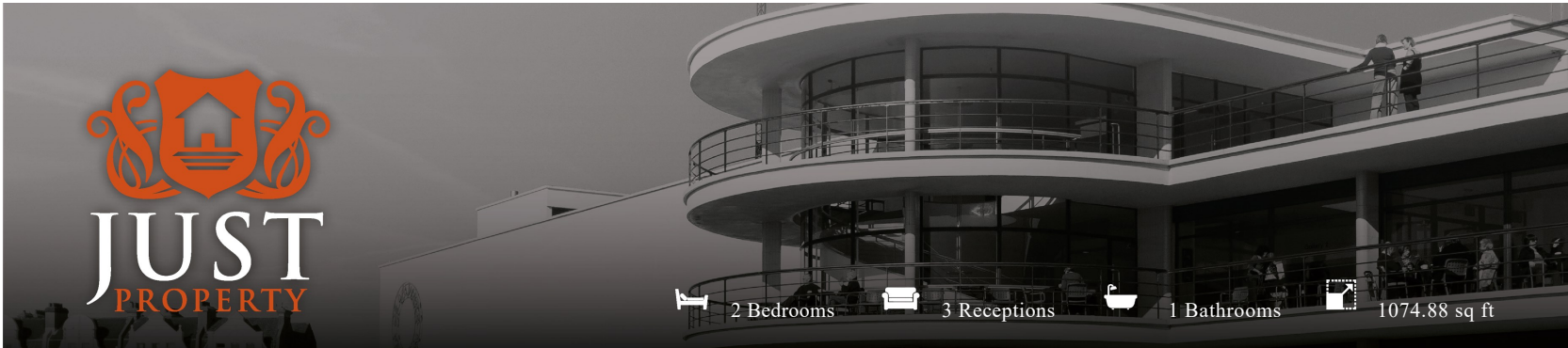
GROUND FLOOR



9 Rookhurst Road, Bexhill-On-Sea, TN40 2NZ

# FLOORPLANS

www.justproperty.net



9 Rookhurst Road, Bexhill-On-Sea, TN40 2NZ

Freehold

£450,000







2 Bedrooms 3 Receptions 1 Bathrooms 1074.88 sq ft

## PROPERTY DETAILS

**\*\*OFFERS IN EXCESS OF £450,000\*\***

Just Property are delighted to present to the open market this TWO BEDROOM detached bungalow situated within this quiet and highly desirable location. The property is conveniently located within close proximity to local schools, shops, bus routes and a variety of different amenities. The busy Bexhill Town Centre which offers the mainline railway station connecting to London and Brighton can also be found only a short distance away.

The living accommodation is all arranged on the one floor and has been extended to both the side and the rear offering both bright and spacious rooms throughout. The property comprises of TWO DOUBLE BEDROOMS with one having dual aspect windows, a family sized bathroom with separate W.C, a large lounge / reception room (19'10" x 13'6") and a fitted kitchen with multiple storage spaces and appliances. There is also a conservatory that can be accessed both inside the house and from the rear, which boasts STUNNING SEA VIEWS and an outlook over the attractive rear garden.

Externally the property has off road parking to the front for multiple vehicles and a LARGE REAR GARDEN which is mostly laid to lawn. To fully understand the space, Just Property encourage a viewing to be arranged, for access contact us on 01424 444 100.

Further benefits are to include gas central heating and double glazing throughout.

Council Tax Band - D



## ROOM DIMENSIONS

Front Door	Bedroom
Entry Porch	15'6" x 13'6" (4.73 x 4.12)
Hallway	Lounge
10'8" 10'3" (3.26 3.14)	19'10" x 13'6" (6.07 x 4.13)
Bathroom	Conservatory
10'11" x 8'7" (3.33 x 2.62)	23'8" x 6'11" (7.23 x 2.11)
W.C	Garage
Dining Room	16'6" x 10'4" (5.03 x 3.17)
11'9" x 10'10" (3.60 x 3.32)	Driveway
Kitchen	Front Garden
12'4" x 8'3" (3.76 x 2.52)	Rear Garden
Utility Room	
7'5" x 4'0" (2.27 x 1.24)	
Bedroom	
12'0" x 11'9" (3.67 x 3.60)	

## FEATURES

- CHAIN FREE
- Stunning Rear Gardens
- Garage and Off Road Parking
- Property is to be Laid on a huge plot
- TWO BEDROOMS
- Off Road Parking for multiple vehicles
- Spacious Rooms
- Rear Conservatory
- Viewing Essential

