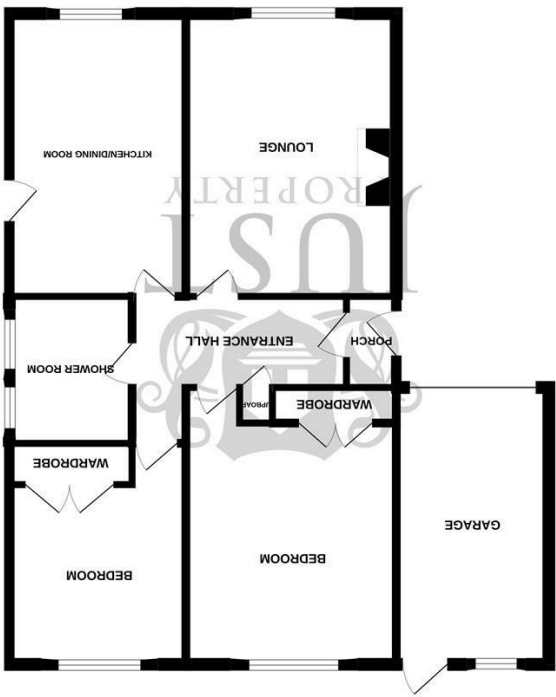




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	61	73
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

While every effort has been made to ensure the accuracy of the description and floor plan, the company does not warrant or guarantee the accuracy of the description and floor plan. The company does not warrant or guarantee the accuracy of the description and floor plan. The company does not warrant or guarantee the accuracy of the description and floor plan.



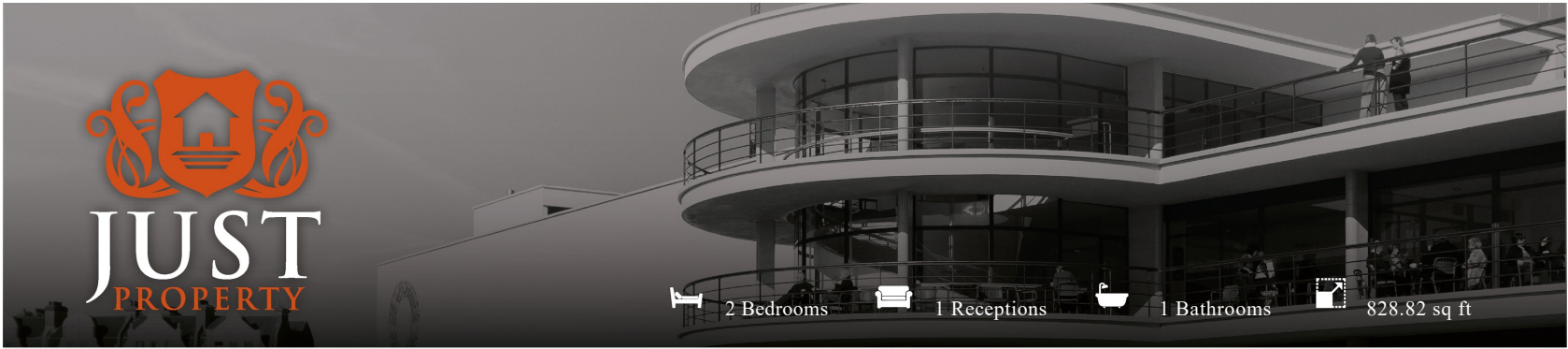
GROUND FLOOR



12 Silva Close, Bexhill-On-Sea, TN40 2SY

## FLOORPLANS

www.justproperty.net



12 Silva Close, Bexhill-On-Sea, TN40 2SY

Freehold

£315,000







Freehold

£315,000



2 Bedrooms

1 Receptions

1 Bathrooms

828.82 sq ft

## PROPERTY DETAILS

**\*\*OFFERS IN EXCESS OF £315,000\*\***

This exceptionally well-presented detached bungalow is set within a peaceful cul-de-sac, conveniently positioned close to Ravenside Retail Park, local amenities and transport links. The property offers bright, spacious and tastefully modernised accommodation, finished to a high standard throughout.

An enclosed entrance porch opens into a welcoming hallway, which leads directly to a generous lounge enjoying elevated views and featuring an attractive fireplace as a charming focal point. The hallway also provides access to a beautifully appointed kitchen/dining room, fitted with matching wall and base units, solid oak work surfaces and quality integrated appliances. This well-designed space offers ample room for a dining table, with a side door opening to the rear garden – ideal for outdoor dining and entertaining.

There are two well-proportioned bedrooms, both benefiting from built-in wardrobes. A modern shower room completed the internal accommodation. Additional features include gas-fired central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

Externally, the property benefits from extensive off-road parking, a low-maintenance front garden and a garage equipped with power and lighting. The rear garden is mainly laid to lawn with an area of artificial grass, providing a pleasant and practical space for relaxation and alfresco dining. Further benefits include an outside water tap, gated side access and a rear door into the garage.

Ideally located, the bungalow is within easy reach of bus routes serving Bexhill, Hastings and Eastbourne. A range of everyday facilities including shops, a doctor's surgery, pharmacy, schools and Bexhill College are all nearby.

An early viewing is highly recommended to fully appreciate the quality of finish, generous accommodation and desirable location this impressive bungalow offers.

## ROOM DIMENSIONS

Front Door	Driveway
Enclosed Porch	Front & Rear Gardens
Lounge 15'3" x 12'0" (4.67 x 3.67)	
Kitchen/Dining Room 15'3" x 10'1" (4.67 x 3.09)	
Modern Shower Room	
Bedroom 15'7" x 12'0" (4.76 x 3.67)	
Wardrobe	
Bedroom 12'5" x 10'1" (3.81 x 3.09)	
Wardrobe	
Garage 16'4" x 8'8" (5.00 x 2.66)	

## FEATURES

- Immaculately Presented And Tastefully Modernised Detached Bungalow
- Exceptional Residential Location Nearby Amenities
- Two Generous Bedrooms With Built-In Wardrobes
- Attractive Front & Rear Gardens
- Stylish Kitchen/Dining Area With Solid Oak Worktops
- Light-Filled Lounge With Fireplace And Elevated Views
- Contemporary Shower Room With Modern Finishes
- Large Driveway & Garage
- Tucked Away In Cul-De-Sac
- Council Tax Band - D



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.