



Broad View, Bexhill-On-Sea TN39 4HN



welcome to

Broad View, Bexhill-On-Sea

Fox & Sons are delighted to present to the market this well-presented two bed detached bungalow in an ever sought after location, close to schools, playing fields and Highwood's Golf Club. The property boasts spacious and light accommodation throughout having a modern kitchen and bathroom, off road parking, garage and low maintenance front and rear gardens. Viewing is essential to fully appreciate this property!



Entrance Hall

Having double glazed door to the side aspect and cupboards.

Lounge

17' 5" x 14' 11" (5.31m x 4.55m)

Double glazed windows to the front and side aspect, double glazed stained glass window to the side aspect and radiator.

Kitchen

15' x 12' 4" (4.57m x 3.76m)

Having french doors to the rear aspect, double glazed window to the side aspect, modern fitted kitchen, work surfaces, space for fridge freezer, wall and base units, integral dish washer, plumbing for washing machine, electric oven and hob with extractor hood above and a breakfast bar.

Bedroom One

15' x 10' 8" (4.57m x 3.25m)

Having double glazed window to the rear aspect, fitted wardrobe and a radiator.

Bedroom Two

12' 3" x 11' (3.73m x 3.35m)

Double glazed window to the side aspect and a radiator.

Bathroom

Having double glazed window to the side aspect, a shower cubicle, bath with mixer taps, heated towel rail, wash hand basin, and WC.

Rear Garden

Having a decked area adjoining the property with steps down to a lawned area with mature shrubs surrounding.

Parking

A block paved drive for multiple vehicles.

Garage

Having an up and over door and a door and window to the rear aspect.



Total floor area 95.9 sq.m. (1,033 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Broad View, Bexhill-On-Sea

- DETACHED BUNGALOW
- TWO BEDROOMS
- IMMACULATELY PRESENTED
- GARAGE & OFF ROAD PARKING
- MODERN KITCHEN & BATHROOM

Tenure: Freehold EPC Rating: D

guide price

£450,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
BOS111671 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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