



**Birkdale, Bexhill-On-Sea TN39 3TG**

**welcome to**

**Birkdale, Bexhill-On-Sea**

Fox and Sons are delighted to present this two double bedroom detached 'Larkin' built bungalow in the highly sought after area of Little Common. The property has been subject to full refurbishment throughout,



### Entrance Hall

A generous hallway welcomes you into the bungalow with a radiator, loft access, cupboards and laminated flooring.

### Lounge

21' 4" x 12' 2" ( 6.50m x 3.71m )

A bright and airy room with double glazed windows to the front and double glazed French doors to the rear leading to the rear garden. Radiators and feature log burner.

### Kitchen

11' 10" x 9' 8" ( 3.61m x 2.95m )

A kitchen with fitted units comprising wall mounted cupboards over splendid wood counter tops with base units, cupboards and drawers below. There is an inset sink unit and an inset hob with the oven fitted below. Situated above the hob is the cooker hood. Other features include a range of spacious storage cupboards, space and plumbing for a washing machine, Double glazed window to the rear overlooking the garden.

### Bedroom One

14' 1" x 12' ( 4.29m x 3.66m )

A dual aspect room with two double glazed windows, a radiator and built in wardrobe.

### Bedroom Two

12' 2" x 11' 7" ( 3.71m x 3.53m )

This bedroom is positioned at the rear of the bungalow with a dual aspect and two double glazed windows, radiator.

### Separate Wc

7' 10" x 2' 9" ( 2.39m x 0.84m )

A separate WC with a low level WC, hand basin, double glazed window, heated towel rail and laminated flooring

### Shower Room

A newly fitted walk in double shower with thermostatic shower over and fixed shower screen, wash hand basin, double glazed window to the side, partly tiled walls, heated towel rail, ceramic tiled floor.

### Garage

A garage with above rafter storage space, light and power points and a rear door to the garden, up and over door to the front driveway, Solar panel controls are located to the front of the garage.

### Rear Garden

a landscaped rear garden with paved seating area, area that is laid to lawn with many established trees for added privacy, vegetable patch, gated side access, door to the rear of the garage, garden shed measuring 8 ft x 10 ft.

### Front Garden

area that is laid to lawn, block paved driveway with off road parking for up to four cars.

### Solar Panels

16 solar panels that generate and income and pay for your own energy bills, the vendor advises us that they are owned outright and the have paid £12,000 to have them installed so the new owner can benefit from this huge saving and lower energy bills. additional features are two batteries which are 5KWH each.



Total floor area 99.4 m<sup>2</sup> (1,069 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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welcome to

## Birkdale, Bexhill-On-Sea

- DETACHED LARKIN BUILT BUNGALOW
- TWO DOUBLE BEDROOMS
- LARGE BLOCK PAVED DRIVEWAY WITH NEWLY BUILT GARAGE
- HIGHLY SOUGHT AFTER LITTLE COMMON LOCATION
- REFURBISHED RECENTLY THROUGHOUT

Tenure: Freehold EPC Rating: C

**£415,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS111896 - 0011

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