



**The Barnhams, Bexhill-On-Sea TN39 3RE**



**welcome to**

## **The Barnhams, Bexhill-On-Sea**

Fox & Sons are thrilled to market this charming THREE BEDROOM DETACHED BUNGALOW offering spacious and versatile accommodation. This appealing home is well presented throughout and boast a range of desirable features for those seeking single-level living! Viewing comes highly advised...



## Front & Rear Gardens

The front garden offers an area of off-road parking in front of the garage, an area of lawn with mature shrubbery and area of patio leading to the main entrance doorway.

The rear garden benefits from spacious areas of lawn & patio, garden sheds, greenhouse, outdoor tap and hose, mature shrubbery, plantbeds and trees surround.

## Entrance Hall

Benefiting from a WC, radiator, powerpoints and access through to the living room, bedroom three and the kitchen.

## Lounge

27' 10" x 13' ( 8.48m x 3.96m )

Benefiting from an impressive double-glazed bay window to the front-aspect along with an additional double-glazed window to the rear-aspect, single doorway to the rear garden, three radiators, feature fireplace with ornate detailing's, doorway through to bedroom one & two, kitchen and entrance hall, powerpoints & TV point.

## Kitchen

16' 10" x 10' ( 5.13m x 3.05m )

Comprising a range of matching wall and base units, double-glazed window to the rear-aspect, stainless steel single sink & drainer unit with mixer tap, space for a cooker, integral extractor fan above, integral mid-level grill, space for a free-standing fridge freezer, space & plumbing for a dishwasher, radiator, powerpoints, access through to the lounge, entrance hallway and utility.

## Utility

9' 1" x 6' 6" ( 2.77m x 1.98m )

Featuring additional space and plumbing for a fridge, freezer, washing machine and tumble dryer, additional stainless steel sink & drainer unit, double-glazed window to the rear-aspect, double-glazed door to the rear garden, doorway to the study and powerpoints.

## Study

9' 1" x 5' 3" ( 2.77m x 1.60m )

Double-glazed window to the side-aspect, spotlight lighting, powerpoints and radiator.

## Bedroom One

15' 6" x 12' ( 4.72m x 3.66m )

Featuring dual-aspect double-glazed windows to the front and side-aspects, double radiator, powerpoints and built-in wardrobes to the rear-aspect wall

## Bedroom Two

14' 6" x 12' ( 4.42m x 3.66m )

Featuring triple-aspect double-glazed windows to the rear and side-aspects, double radiator, powerpoints and built-in wardrobes to the front-aspect wall.

## Bedroom Three

12' 8" x 8' 6" ( 3.86m x 2.59m )

Featuring a double-glazed window to the front-aspect, radiator and powerpoints.

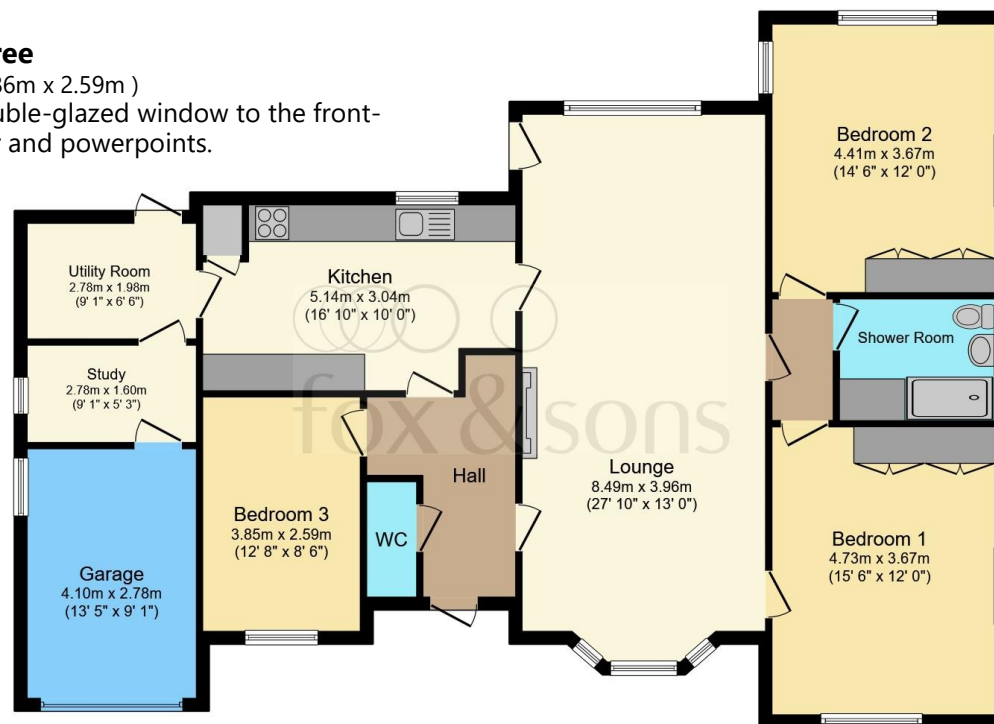
## Shower Room

8' 5" x 6' 7" ( 2.57m x 2.01m )

Modern suite comprising a full-width walk-in shower with glass panel & chrome attachments (both rainfall and hand held shower attachments), low-level WC, double-glazed frosted window to the side-aspect, wash hand basin with integral storage below, heated towel rail, partly-tiled walls & tiled flooring.

## Garage

Access via up & over door with lighting, power and access through to the study.



Total floor area 134.9 m<sup>2</sup> (1,452 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Barnhams, Bexhill-On-Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow with Three Bedrooms
- 0.1 Miles to Little Common Village, Bexhill Town, Coastal Walks & Cooden Golf & Beach Club

Tenure: Freehold EPC Rating: D

guide price

**£475,000**



Please note the marker reflects the postcode not the actual property

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