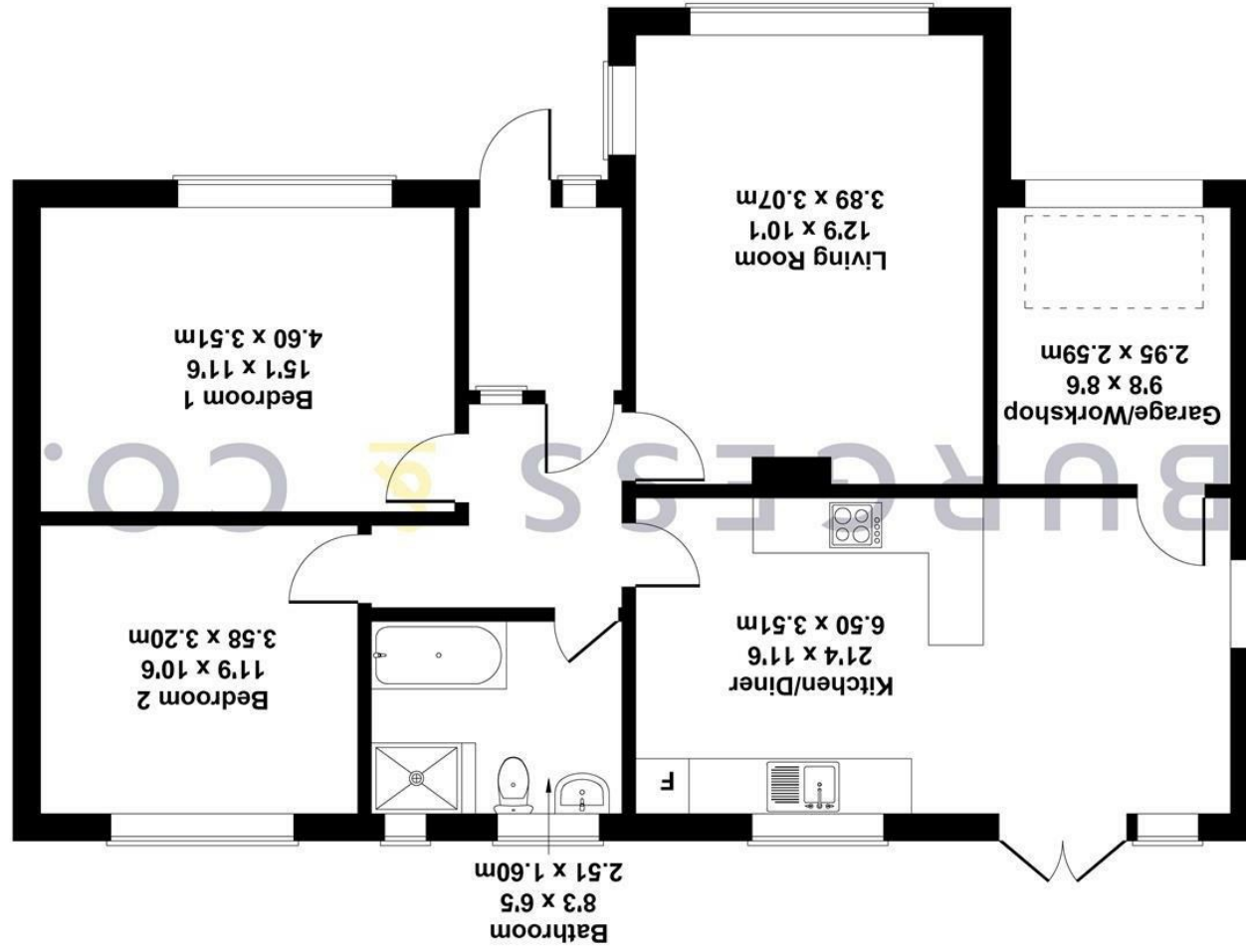


Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



**Bicton Gardens**  
Approximate Gross Internal Area  
1036 sq ft - 96 sq m

**BURGESS & CO.** 8 Bicton Gardens, Bexhill-On-Sea, TN39 3TB  
01424 222255

£525,000 Freehold





01424 222255

Burgess & Co are delighted to present to the market this bright and spacious detached bungalow, situated in a sought after quiet residential Cul-de-Sac in West Bexhill. Ideally located being within a mile from Bexhill Town Centre with its array of shopping facilities, mainline railway station, seafront and the iconic De La Warr Pavilion. Little Common Village is also around one mile away with further shops, doctors surgery and bus services. The accommodation comprises an entrance hall, a dual aspect living room, a newly fitted kitchen/diner, two double bedrooms, and a newly fitted bath/shower room. The property benefits from a new boiler providing gas central heating, double glazed windows and has been newly decorated throughout. To the front of the property there is a driveway providing off road parking for several vehicles leading up to an integral garage/storage space. There is a delightful enclosed garden predominantly to the rear and one side of the property being mainly laid to lawn with a patio area and various mature shrubs and trees. The property is to be sold CHAIN FREE and viewing is highly recommended to fully appreciate all that this property has to offer.

**Porch**

With tiled floor, single glazed window & door to

**Entrance Hall**

With radiator, loft hatch, inset ceiling spotlights, new carpets.

**Living Room**

12'9 x 10'1

With two radiators, dual aspect with double glazed window to the front & side.

**Kitchen/Diner**

21'4 x 11'6

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink with mixer tap, electric Logic hob & oven under, extractor over, integrated fridge/freezer, integrated pull out bins, integrated Beko dishwasher, inset ceiling spotlights, radiator, vertical radiator, double glazed window to the rear, double glazed frosted window to the side, double glazed French doors to the rear garden. Door to Garage.

**Bedroom One**

15'1 x 11'6

With radiator, double glazed window to the front.

**Bedroom Two**

11'9 x 10'6

With radiator, double glazed window to the rear.

**Bath/Shower Room**

8'3 x 6'5

New suite comprising bath with waterfall tap, open shower with waterfall showerhead, further attachment & glass screen, vanity unit with inset sink unit & mixer tap, low level w.c, alcove with light, shaver point, heated towel radiator, tiled floor, partly tiled walls, inset ceiling spotlights, two double glazed frosted windows to the rear.

**Outside**

To the front there is an area of lawn, mature shrubs & hedges, paved pathway, driveway providing off road parking and access to garage/workshop. To the rear there is a patio area, an area of lawn, mature shrubs, access to both sides and the garden is enclosed with new fencing.

**Garage/Workshop**

9'8 x 8'6

With electric roller door, space & plumbing for washing machine, new Glow-worm boiler, meters, double glazed window to the side & rear.

**NB**

We have been advised that a loft extension can be done under permitted development. Council tax band: D

