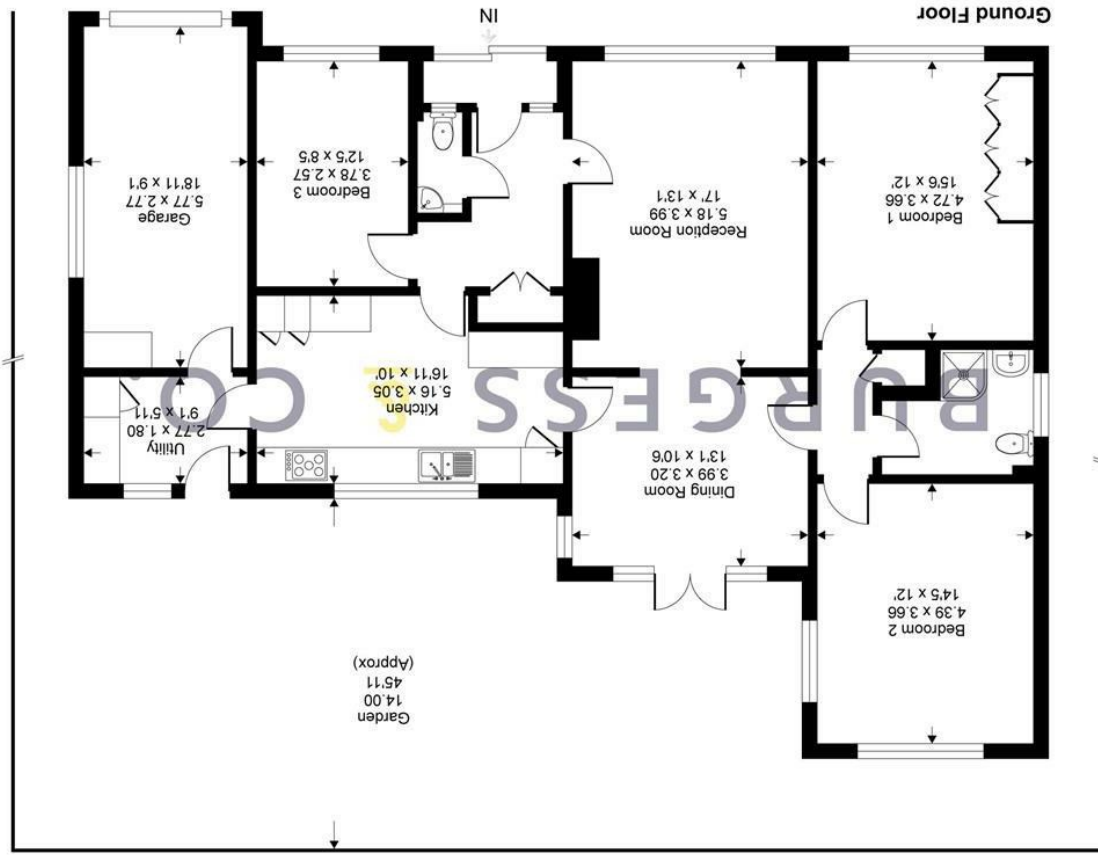


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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Monterey Gardens, TN39  
 Approximate Gross Internal Area = 137 sq m / 1473 sq ft (includes garage)

**BURGESS & CO.**  
 01424 222255

6 Monterey Gardens, Bexhill on Sea, TN39 3SY

Offers Over  
 £575,000 Freehold



01424 222255

Burgess & Co are proud to present a rare opportunity to acquire this impressive three double bedroom detached bungalow built by renowned local builder R A Larkin. The property is ideally situated in the Cooden area of Bexhill and is within 1.5 miles of Bexhill town centre with its amenities, shopping facilities, main line railway station, seafront and the iconic De La Warr Pavilion. Also, within 1 mile is Little Common village with its further array of amenities such as doctors surgery, primary school, independent shops and eateries. Bus services are also nearby. The property comprises three double bedrooms, a modern fitted kitchen with breakfast bar, a separate utility room giving access to the rear of garage, a modern fitted bathroom, a separate w.c and a large through lounge extending from front to back with dining area overlooking the beautiful gardens. Further benefits include gas central heating, double glazing throughout and a fantastic standard of decoration. To the outside there is a delightful south facing rear garden being mainly laid to lawn with various mature plants and shrubs, a large patio area, a small summer house and shed. To the front there is a well presented and maintained area of lawn, and driveway provides parking with access to a single integral garage. This property must be seen to fully appreciate the size and quality of this bungalow with the vendors sole agents, Burgess & Co.

**Entrance Porch**

Double glazed sliding patio door, door to

**Entrance Hall**

With radiator, built-in cupboard, security alarm.

**Cloakroom**

With low level w.c, corner wash hand basin, window to the front.

**Living Room**

17'0 x 13'1

With radiator, feature fireplace with fitted gas fire, ceiling spotlights, double glazed window to the front. Archway to

**Dining Room**

13'1 x 10'6

With radiator, ceiling spotlights, double glazed window, double glazed French doors to the rear garden. Door to

**Kitchen**

16'11 x 10'0

Fitted with a matching range of wall & base units, drawers, worksurfaces with inset 1.5 bowl sink unit, built-in double oven (Electrolux), Zanussi gas hob with extractor hood over, integrated Electrolux fridge/freezer, integrated dishwasher, breakfast bar area, double glazed window to the rear.

**Utility Room**

9'1 x 5'11

Fitted with a matching range of wall & base units, worksurface, appliance space, double glazed window & door to the rear, door leading to rear of garage.

**Bedroom Three**

12'5 x 8'5

With radiator, double glazed window to the front.

**Inner Hall**

With cupboard, access to

**Bedroom One**

15'6 x 12'0

With radiator, range of fitted wardrobes & drawers, double glazed window to the front.

**Bedroom Two**

14'5 x 12'0

With radiator, dual aspect with double glazed windows to the side & rear.

**Shower Room**

With corner shower cubicle, low level w.c, vanity unit with wash hand basin, fully tiled walls, extractor fan, double glazed window to the side.

**Outside**

To the front there is a well presented and maintained area of lawn and driveway with access to single integral garage. To the rear there is a south facing garden being mainly laid to lawn with a large patio area, small summer house and shed.

**NB**

Council Tax Band E

