



BURGESS & CO.
01424 222255

11 Royston Gardens, Bexhill-On-Sea, TN40 2PB

Offers Over
£350,000 Freehold



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Burgess & Co are delighted to bring to the market this bright and charming detached bungalow, situated in a quiet residential area being ideally located under a mile from Ravenside Retail Park with its shopping facilities, leisure centre and access to Glyne Gap Beach. Bexhill Town Centre is within 2 miles with a further array of shops, restaurants, mainline railway station and the seafront with the iconic De La Warr Pavilion. The accommodation comprising an entrance hall, a lounge, a 16'3 sun room, a modern kitchen, two double bedrooms one with an en-suite shower room, and a family shower room. The property benefits from gas central heating, double glazing, off road parking, a garage, an attractive front garden and an enclosed rear garden. To be sold chain free with vacant possession. Viewing is highly recommended to appreciate all that this property has to offer.

Entrance Vestibule

With double glazed door to

Hallway

With radiator, Honeywell thermostat, hatch to loft being insulated & partially boarded, fitted cupboards, frosted glass partition & door to

Lounge

16'3 x 12'0

With radiator, gas fire with marble hearth, double glazed slit windows, double glazed window & double glazed door to

Sun Room

16'3 x 9'8

With dwarf brick walls, polycarbonate roof, double glazed windows, double glazed sliding door to the patio, further double glazed door to the garden.

Kitchen

12'1 x 10'5

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit with mixer tap, tiled splashbacks, fitted electric hob, fitted eye level oven, LG slimline fridge/freezer with water dispenser, Bosch washing machine, pantry cupboard housing Worcester combi boiler, dual aspect with double glazed window to the side & rear, double glazed door to the garden.

Bedroom One

12'2 x 10'9

With radiator, double glazed window to the front. Pocket door opening to

En-suite Shower Room

Comprising shower cubicle with aqua-panelled walls, pedestal wash hand basin with chrome mixer tap, low level w.c, partly panelled & partly tiled walls, extractor fan.

Bedroom Two

10'4 x 9'8

With radiator, fitted cupboards, double glazed window to the front.

Shower Room

8'9 x 5'2

Comprising corner shower cubicle with new Titan electric shower & two handrails, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, wall mounted vanity unit, vanity mirror, airing cupboard with heater, two double glazed frosted windows to the side.

Outside

To the front there is an attractive area of garden with mature shrubs & trees, a sweeping block paved driveway providing off road parking leading to a garage and a gated pathway leading to gated side access. To the rear there is a small patio area with two steps down to a further patio area, a level area of lawn, flowerbeds housing mature shrubs & trees, a raised flowerbed with sleepers, an outside tap, a wooden shed, personal door to the garage and the garden is enclosed by fencing.

Garage

With electric roller door, light & power, gas & electric meters, double glazed window & personal door to the rear.

NB

We hereby disclose under the Estate Agency Act 1979 that the vendor is related to a member of staff at Burgess & Co. Council tax band: C

