



BURGESS & CO. 1 Second Avenue, Bexhill-On-Sea, TN40 2PJ
01424 222255

£425,000 Freehold



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Burgess & Co are delighted to bring to the market this charming detached bungalow occupying a corner plot in a quiet residential location to the East of Bexhill. Ideally situated being less than half a mile away from Ravenside Retail Park with its shopping facilities, leisure centre, and access to Glyne Gap Beach. Bexhill Town Centre is with two miles providing further shops, restaurants, mainline railway station and seafront. The accommodation comprises an entrance hall, a living room, a dining room, a modern kitchen, a conservatory, two double bedrooms and a family shower room. The property benefits from gas central heating, double glazing, off road parking, a garage, a large front garden and an enclosed rear patio garden. There is the potential for further development with approved planning to extend into the loft. Viewing is highly recommended to fully appreciate all that this property offers.

Entrance Vestibule

With tiled floor, single glazed frosted door to

Hallway

With radiator, storage cupboard, loft hatch.

Living Room

14'7 x 11'9

With radiator, double glazed bay window to the front.

Dining Room

9'0 x 8'4

With radiator, double glazed window to the rear. Opening to

Kitchen

9'7 x 8'9

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, fitted gas hob with extractor hood over, fitted oven, integrated fridge/freezer & dishwasher, storage cupboard, wall mounted Worcester boiler, two double glazed windows to the side, double glazed door to

Conservatory

12'2 x 6'5

With space & plumbing for appliances, radiator, polycarbonate roof, double glazed windows, double glazed door to the side.

Bedroom One

14'5 x 12'2

With radiator, double glazed bay window to the front.

Bedroom Two

14'7 x 10'3

With radiator, double glazed bay window to the rear.

Shower Room

6'8 x 5'9

Comprising enclosed shower with electric shower, low level w.c. vanity unit with inset wash hand basin, tiled walls, LED mirror, towel radiator, double glazed frosted window to the side.

Outside

To the front there is a large area of lawn to either side of the central steps leading to the front door, various flowerbeds housing mature plants, shrubs & trees and side access. There is also a driveway providing off road parking for several vehicles, which leads to the garage. To the rear there is a patio garden with flowerbeds, a seating area and a garden shed.

Garage

With electric up & over door, light & power connected, double glazed door to the rear.

NB

There is the potential for further development with approved planning to extend into the loft (RR/2016/945/P). Council tax band: TBC

