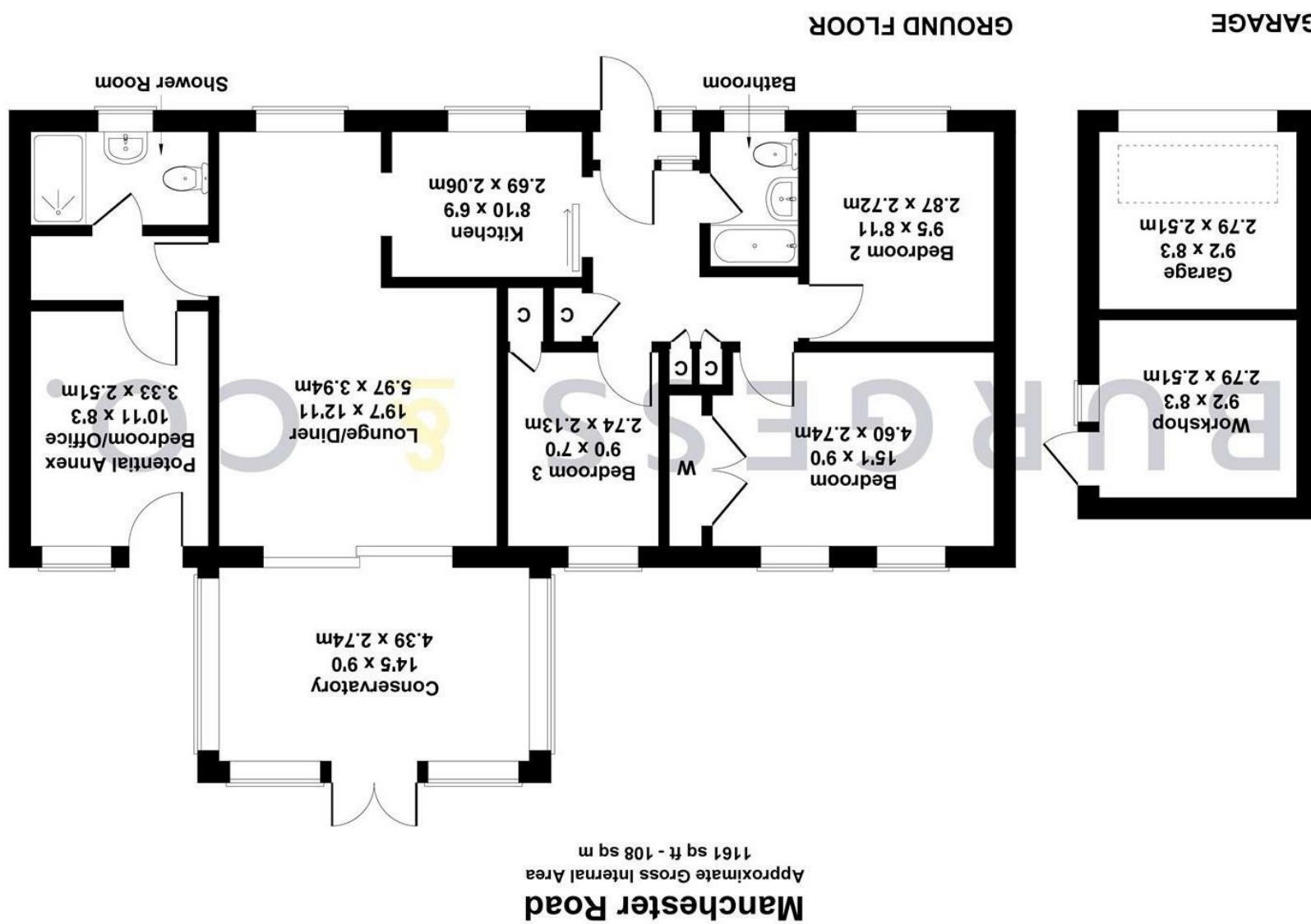




Not to Scale. Produced by The Plan Portal 2024



**BURGESS & CO.** Endswell, Manchester Road, Ninfield, TN33 9JX  
01424 222255

## Offers In Excess Of £350,000 Freehold



\*\*CHAIN FREE\*\* Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow situated in a semi-rural village location. Ideally located being less than two miles from a village convenience shop and post office in Catsfield. Bexhill Town Centre is within five miles providing an array of shopping facilities, restaurants, mainline railway station and seafront. The historic town of Battle is also within five miles providing further shops, restaurants/pubs and the iconic Battle Abbey. The accommodation is arranged to provide a 19'7ft lounge/dining room, a conservatory, a kitchen, three bedrooms, a family bathroom, a further shower room, and a room that could be a home office or further bedroom. The property benefits from central heating by way of an electric boiler, double glazing, off road parking, a garage/workshop and an enclosed level rear garden. Viewing is essential to fully appreciate all that this property has to offer.

**Porch**

With tiled floor, single glazed frosted window & door to

**Entrance Hall**

With radiator, two fitted cupboards, airing cupboard, loft hatch.

**Bedroom One**

15'1 x 9'0

With radiator, built-in wardrobes, two double glazed windows to the rear.

**Bedroom Two**

9'5 x 8'11

With radiator, double glazed window to the front.

**Bedroom Three**

9'0 x 7'0

With radiator, double glazed window to the rear.

**Family Bathroom**

Comprising bath with shower attachment, pedestal wash hand basin, low level w.c, towel radiator, tiled walls, double glazed frosted window to the front.

**Kitchen**

8'10 x 6'9

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 sink unit, space for cooker, appliance space, tiled splashbacks, double glazed window to the front. Opening to

**Lounge/Diner**

19'7 x 12'11

With two radiators, double glazed window to the front, double glazed sliding door to

**Conservatory**

14'5 x 9'0

With polycarbonate roof, double glazed windows, double glazed patio door to the rear.

**Inner Hall**

With space for utilities.

**Bedroom Four**

10'11 x 8'3

With radiator, double glazed window to the rear, double glazed frosted door to the rear.

**Shower Room**

Comprising low level w.c, pedestal wash hand basin, shower cubicle, partly tiled walls, electric radiator, double glazed frosted window to the front.

**Outside**

To the front there is an area of lawn with picket fence and a driveway providing off road parking leading to a Garage/Workshop. To the rear there is a patio area, an area of lawn, mature trees & shrubs, garden shed with power and side access.

**Garage/Workshop**

With up & over door, currently arranged as half garage, half workshop divided by a partition wall which can easily be removed with double glazed window & door to the rear garden.

**NB**

Council tax band: D

**Energy Efficiency Rating**