



BURGESS & CO. 9 Silva Close, Bexhill-On-Sea, TN40 2SY
01424 222255

£369,950 Freehold



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****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious elevated detached bungalow, situated in a quiet residential Cul-de-Sac. Ideally located being within walking distance of a local shop, doctors surgery and pharmacy. Ravenside Retail Park is also nearby with its array of shopping facilities and access to the beach. Bexhill Town Centre is within one mile with further shopping facilities, restaurants and mainline railway station. The accommodation comprises an entrance hall, a living room, a fitted kitchen/diner, two double bedrooms, a fitted bathroom and a separate w.c. Further benefits include gas central heating and double glazing. To the outside there is a driveway providing off road parking leading to a single garage and to the rear there is a low maintenance tiered patio garden. Viewing is highly recommended to appreciate the size and position by vendors sole agents.

Porch

With double glazed window & door, single glazed frosted window & door to

Entrance Hall

With radiator, parquet flooring, loft hatch, fitted cupboard.

Sitting Room

15'6 x 11'8
With radiator, parquet flooring, open fire, double glazed window to the front.

Kitchen

13'8 x 9'9
Comprising matching wall & base units, worksurface, inset sink unit, space for gas hob & oven, tiled splashbacks, appliance space, space for table & chairs, tiled floor, radiator, larder cupboard, boiler cupboard, double glazed window to the front, double glazed frosted door to

Lean-To/Utility

13'7 x 6'6
With light & power connected, vertical radiator, space for utilities, partly panelled walls, tiled floor, double glazed window to the rear, single glazed door to both the front & rear.

Bedroom One

13'3 x 11'9
With radiator, parquet flooring, built-in wardrobe, double glazed window to the rear.

Bedroom Two

12'7 x 9'9
With radiator, parquet flooring, built-in wardrobes, double glazed window to the rear.

Bathroom

6'9 x 5'3
Comprising bath with shower over, pedestal wash hand basin, towel radiator, partly tiled & partly panelled walls, double glazed frosted window to the side.

Separate W.C

Comprising low level w.c, partly panelled walls, tiled floor, radiator, double glazed frosted window to the side.

Outside

To the front there is a sloped driveway providing off road parking leading to a garage, a flowerbed housing mature shrubs & plants and side access. To the rear there is a tiered garden with the first level being laid to patio, steps lead to a further patio area with raised flowerbeds housing mature plants & shrubs, a greenhouse, a seating area and is enclosed by mature hedges & fencing.

Garage

16'5 x 8'4
With up & over door, single glazed window & door to the rear.

NB

Council tax band: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

