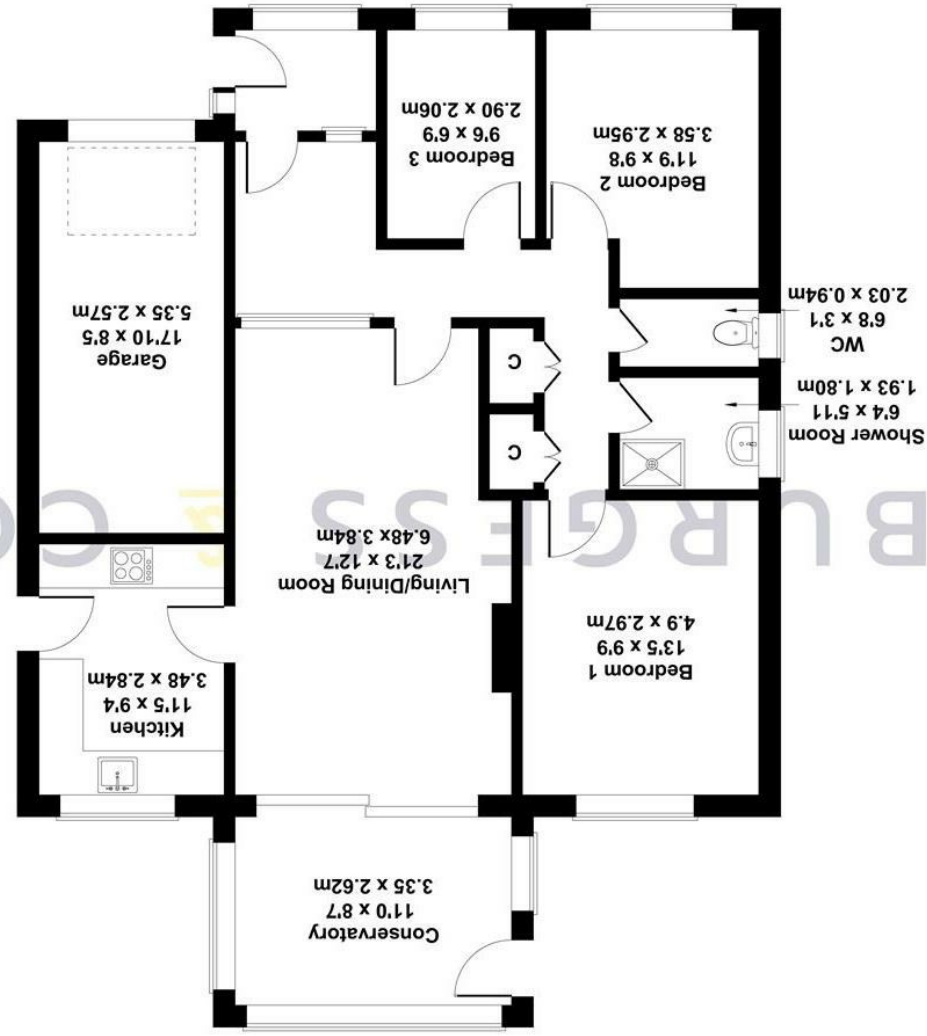


Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



College Road  
Approximate Gross Internal Area  
1216 sq ft - 113 sq m

**BURGESS & CO.**  
01424 222255

28 College Road, Bexhill-On-Sea, TN40 1TG

£415,000 Freehold



**01424 222255**

Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in the popular residential area of Penland Wood. Ideally located being within easy access to Bexhill Town Centre with mainline railway station, shopping facilities, restaurants and seafront. Ravenside Retail Park is also a short walk away providing further shopping facilities and leisure centre. The accommodation comprises a newly installed entrance porch, spacious hallway, 21'3 living room/dining room, newly fitted conservatory, fitted kitchen, three double bedrooms, modern shower room and separate w.c. Further benefits include gas central heating, double glazing and ample storage space. Outside, there is a front garden, a blocked paved driveway providing off road parking for several vehicles leading up to an integral garage with electric up and over door and to the rear, there is a secluded south facing garden being mainly laid to lawn. Viewing is highly recommended to appreciate all that this property has to offer.

**Porch**

(fitted October 2022) Double glazed front door, dual aspect with double glazed windows to the front & side, obscured double glazed internal front door with obscured double glazed sidelight window to

**Entrance Hall**

With two radiators, access to loft space, two large double storage cupboards.

**Living/Dining Room**

21'3 x 12'7  
With two radiators, fitted gas fireplace, door to Kitchen, double glazed sliding patio door to rear elevation giving access onto the

**Conservatory**

11'0 x 8'7  
Being double glazed, triple aspect with double glazed windows to the rear & both side elevations overlooking the rear garden, double glazed door to the side giving direct access onto the rear garden. (fitted October 2022)

**Kitchen**

11'5 x 9'4  
Comprising matching range of wall & base units, laminate worksurfaces, inset 1 & 1/2 bowl sink unit with drainer & mixer tap, integrated electric oven, fitted gas hob with extractor hood above, space for freestanding fridge/freezer, space & plumbing for washing machine & dishwasher, partly tiled walls, radiator, double glazed window to the rear overlooking the garden, obscured double glazed door to the side.

**Bedroom One**

13'5 x 9'9  
With radiator, double glazed window to the rear overlooking the garden.

**Bedroom Two**

11'9 x 9'8  
With radiator, double glazed window to the front.

**Bedroom Three**

9'6 x 6'9  
With radiator, double glazed window to the front.

**Shower Room**

6'4 x 5'11  
Modern suite comprising large walk-in shower cubicle with wall mounted shower controls, shower attachment & waterfall showerhead, vanity unit with inset wash hand basin & mixer tap, part aqua-panelled walls, heated chrome towel rail, extractor fan, obscured double glazed window to the side.

**Separate W.C**

6'8 x 3'1  
Comprising low level wc, radiator, wall mounted wash hand basin with mixer tap, obscured double glazed window to the side.

**Outside**

To the front there is an area of garden being mainly laid to lawn, a blocked paved driveway providing off road parking for several vehicles leading to an integral single garage. To the rear there is a secluded south facing rear garden being mainly laid to lawn with mature plants, shrubs & hedging, two patio areas, a timber garden shed, and gated side access.

**Garage**

17'0 x 8'6  
Brand new electric roller door, electric consumer unit, electric meter, matching wall and base level units with laminate roll edged worktop surfaces, light and power.

**NB**

Council tax band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 