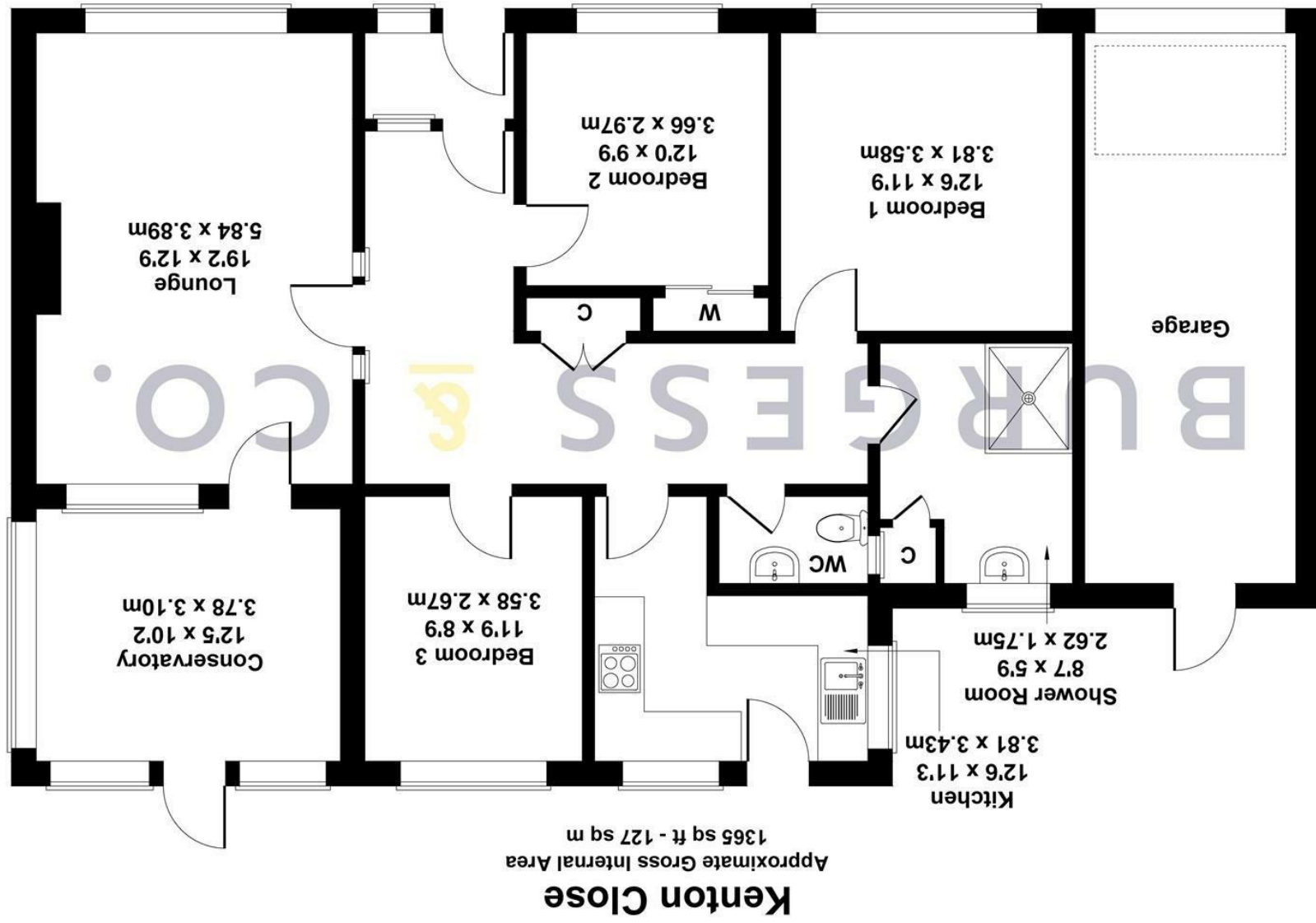




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BURGESS & CO.
01424 222255

4 Kenton Close, Bexhill-On-Sea, TN39 4HF

£375,000 Freehold



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****CHAIN FREE**** Burgess & Co are delighted to bring to the market this spacious three bedroom detached bungalow, ideally located within this popular residential area being close to Bexhill Downs and within easy reach of Bexhill Town Centre with its array of shopping facilities, mainline railway station, and the beautiful seafront. The property requires modernisation throughout and the accommodation comprises an entrance hall, a lounge/diner, a conservatory, a fitted kitchen, three double bedrooms, a fitted shower room and a separate w.c. To the front there is a lawned garden, a driveway giving access to a large garage, and to the rear there is a well established garden enjoying seclusion. Further benefits include gas central heating and double glazing. Viewing is recommended to appreciate the size and potential this property has to offer.

Porch

With tiled floor, door into.

Entrance Hall

With radiator, storage cupboards, loft hatch, single glazed frosted window & door to

Lounge

19'2 x 12'9

With radiator, feature gas fire, double glazed window to front, double glazed window & door into.

Conservatory

12'5 x 10'2

With double glazed window to side & rear, double glazed door to rear.

Kitchen

12'6 x 11'3

Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, tiled splashbacks, space for electric hob & oven, space for washing machine, space for appliances, radiator, double glazed window to the side & rear, double glazed door to the rear.

Bedroom 1

12'6 x 11'9

With radiator, double glazed window to front.

Bedroom 2

12'0 x 9'9

With radiator, pedestal wash hand basin, built in wardrobe, double glazed window to front.

Bedroom 3

11'9 x 8'9

With radiator, double glazed window to rear.

Shower Room

8'7 x 5'9

Comprising walk-in shower with chrome rail riser with shower head over, pedestal wash hand basin, towel radiator, fitted cupboard housing Worcester boiler, double glazed frosted window to the side.

Separate W.C

Comprising low level w.c, wash hand basin, radiator, double glazed frosted window to the rear.

Outside

To the front there is an area of lawn with mature plants & shrubs, a driveway providing off road parking leading to a garage and gated side access. To the rear there is an attractive garden comprising a patio area, an area of lawn, variety of mature plants, shrubs & trees, the garden is enclosed by mature hedging & fencing.

Garage

With up and over door, gas metre, electric metre, single door to front and rear.

NB

Council tax band: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(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	

