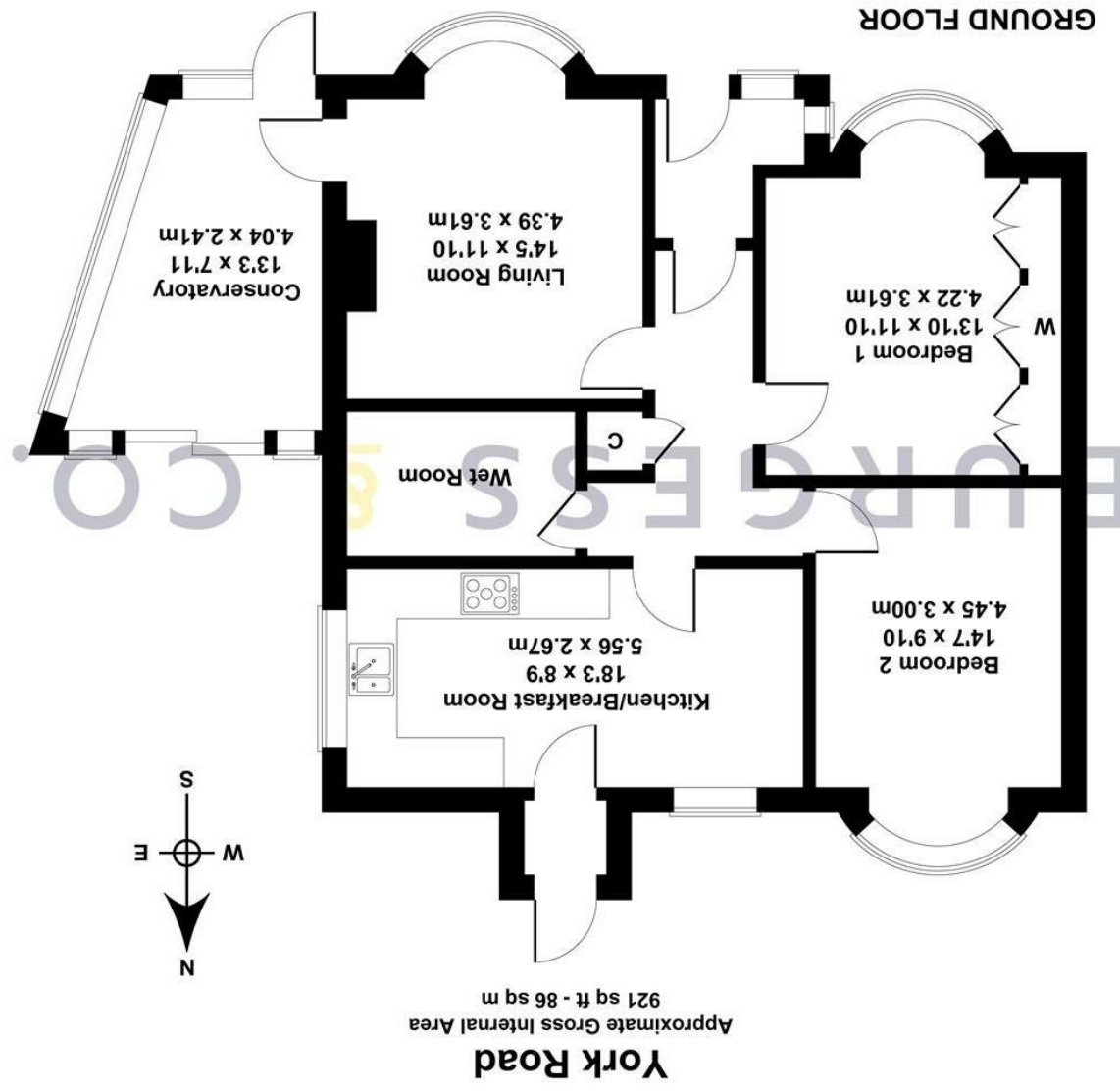




Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



BURGESS & CO. 16 York Road, Bexhill-On-Sea, TN40 2LB
01424 222255

Offers Over
£295,000 Freehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious semi-detached bungalow, enjoying far reaching views. Ideally located within a short walk of the shopping facilities at Ravenside Retail Park, as well as access to the seafront and beach. Bus services are also nearby as well as local schools. Bexhill Town Centre is within one mile with further shopping facilities, restaurants, mainline railway station, and the iconic De La Warr Pavilion. The accommodation is arranged to provide an entrance hall, a living room, a conservatory, a kitchen/breakfast room, two double bedrooms and a wet room. Further benefits include gas central heating and double glazing. To the front there is a small garden with off road parking and to the rear there is a good size enclosed garden. Viewing is highly recommended to appreciate all that this property has to offer by the sellers sole agents.

Porch

With double glazed window, double glazed door to

Entrance Hall

With radiator, storage cupboard, access to loft via ladder being partly boarded.

Living Room

14'5 x 11'10

With radiator, wood burner, double glazed bay window to the front. Double glazed door to

Conservatory

13'3 x 7'11

With light & power, polycarbonate roof, double glazed windows enjoying far reaching views, double glazed door to the front, double glazed sliding door to the garden.

Kitchen/Breakfast Room

18'3 x 8'9

Comprising matching range of wall & base units, work surface, inset 1 & 1/2 bowl sink unit, tiled splashback, fitted eye level double oven, inset electric hob with extractor hood over, space & plumbing for washing

machine, space for appliances, tiled floor, radiator, wall mounted Worcester boiler, double glazed window to the side & rear. Door to

Rear Porch

With double glazed window & door to garden.

Bedroom One

13'10 x 11'10

With radiator, fitted wardrobes, double glazed bay window to the front.

Bedroom Two

14'7 x 9'10

With radiator, double glazed bay window to the rear.

Wet Room

Comprising shower with fitted seat & handrails, pedestal wash hand basin, low level w.c with handrails, tiled walls, towel radiator, double glazed frosted window to the side.

Outside

To the front there is a block paved driveway providing off road parking, a block paved path, an area of lawn, a pebbled area, mature shrubs & a pear tree. To the rear

steps lead down to an area of lawn, a pathway, a patio area, a stepped path leads to a further patio area, there is a lower area of lawn, a decking area with summerhouse, various flowerbeds housing mature plants & shrubs and access to underhouse storage.

NB

Council tax band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 