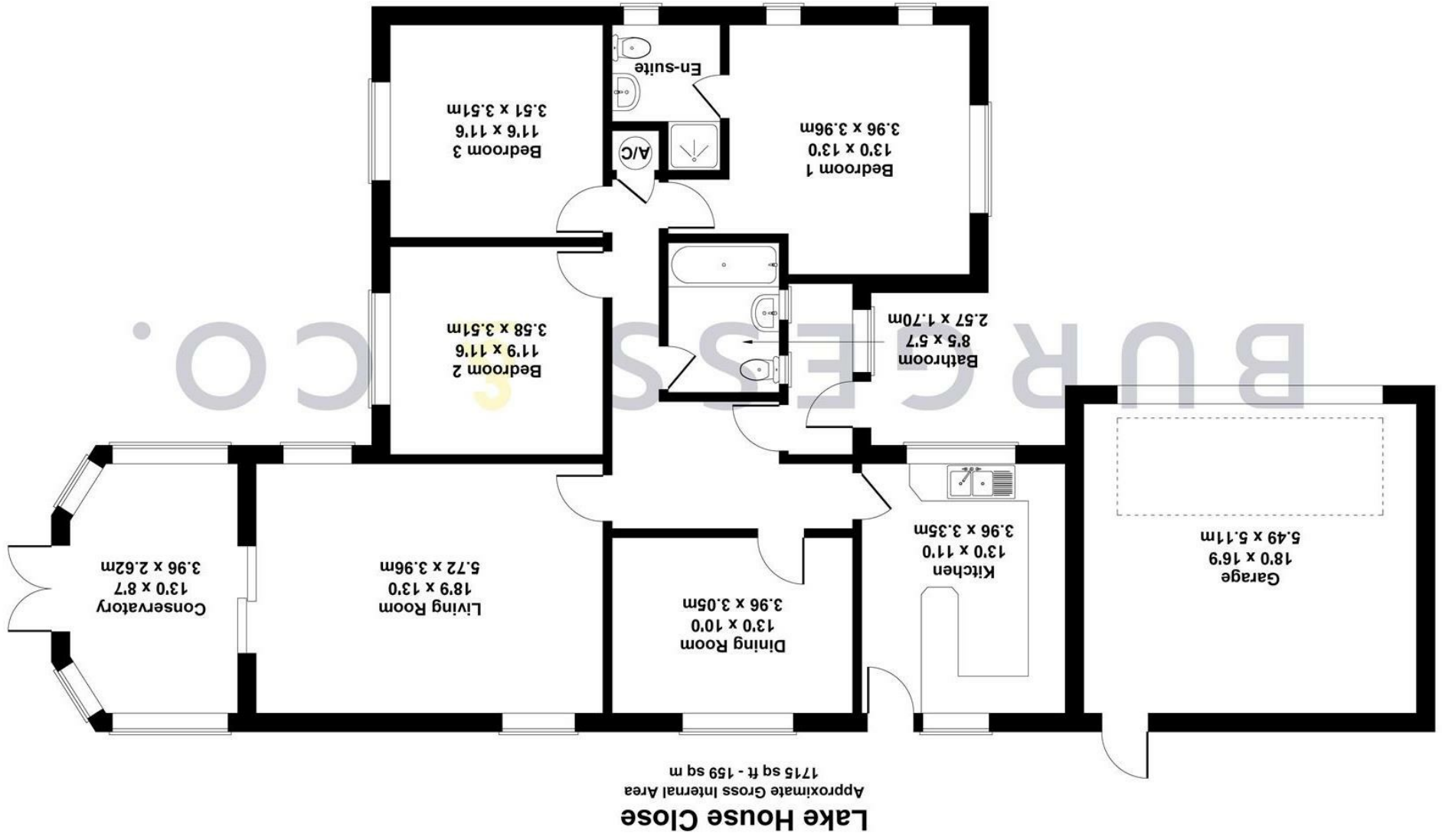


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**BURGESS & CO.**  
01424 222255

8 Lake House Close, Bexhill-On-Sea, TN39 3LN

£615,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this rare opportunity to acquire this bright and spacious detached bungalow in a quiet and sought after private residential close. Ideally situated being a short walk from Little Common Village with shops, bus services, and Doctors surgery. Bexhill Town Centre is circa 2 miles away with further shopping facilities, restaurants, mainline railway station and seafront. The accommodation is arranged to provide a porch, an entrance hall, an 18'9 living room, a conservatory, a dining room, a kitchen, three bedrooms one with an en-suite shower room, and a family bathroom. The property benefits from gas central heating, double glazing, off road parking, a large 18ft garage, and a delightful level and enclosed rear garden with a variety of mature plants and shrubs. Viewing is essential to not only appreciate all that this property has to offer but also the unique location. **NO ONWARD CHAIN.**

**Porch**

With double glazed window, double glazed frosted door to

**Entrance Hall**

With radiator, loft hatch, airing cupboard.

**Living Room**

18'9 x 13'0

With radiator, feature electric fire, double glazed window to both sides, double glazed sliding door to

**Conservatory**

13'0 x 8'7

With polycarbonate roof with fitted blinds, double glazed windows, double glazed patio doors to the rear.

**Dining Room**

13'0 x 10'0

With radiator, serving hatch to kitchen, double glazed window to the side.

**Kitchen**

13'0 x 11'0

Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, space for washing machine, integrated gas hob, extractor hood, integrated dishwasher, fitted eye level double oven, tiled splashbacks, integrated fridge/freezer, radiator, breakfast bar area, storage cupboard, double glazed window to the side, dual aspect double glazed windows to both sides, double glazed frosted door.

**Bedroom One**

13'0 x 13'0

With radiator, built-in wardrobes double glazed window to the front, two double glazed windows to the side. Door to

**En-suite Shower Room**

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

**Bedroom Two**

11'9 x 11'6

With radiator, double glazed window to the rear aspect.

**Bedroom Three**

11'6 x 11'6

With radiator, double glazed window to the rear aspect. Could be used as an office/study.

**Family Bathroom**

Comprising bath with shower over, vanity unit with inset wash hand basin, low level w.c, partly tiled walls, radiator, two double glazed frosted windows.

**Outside**

To the front there is an area of lawn, a block paved driveway providing off road parking leading to a double garage and gated side access. To the rear there is a good size garden with patio area, large lawn area, flowerbeds housing mature plants

& shrubs, a gravel area with mature shrubs & hedges, and a shed.

**Double Garage**

18'0 x 16'9

With electric up & over door, light & power connected, Worcester boiler, fuse box and water tap.

**NB**

Council tax band: F

