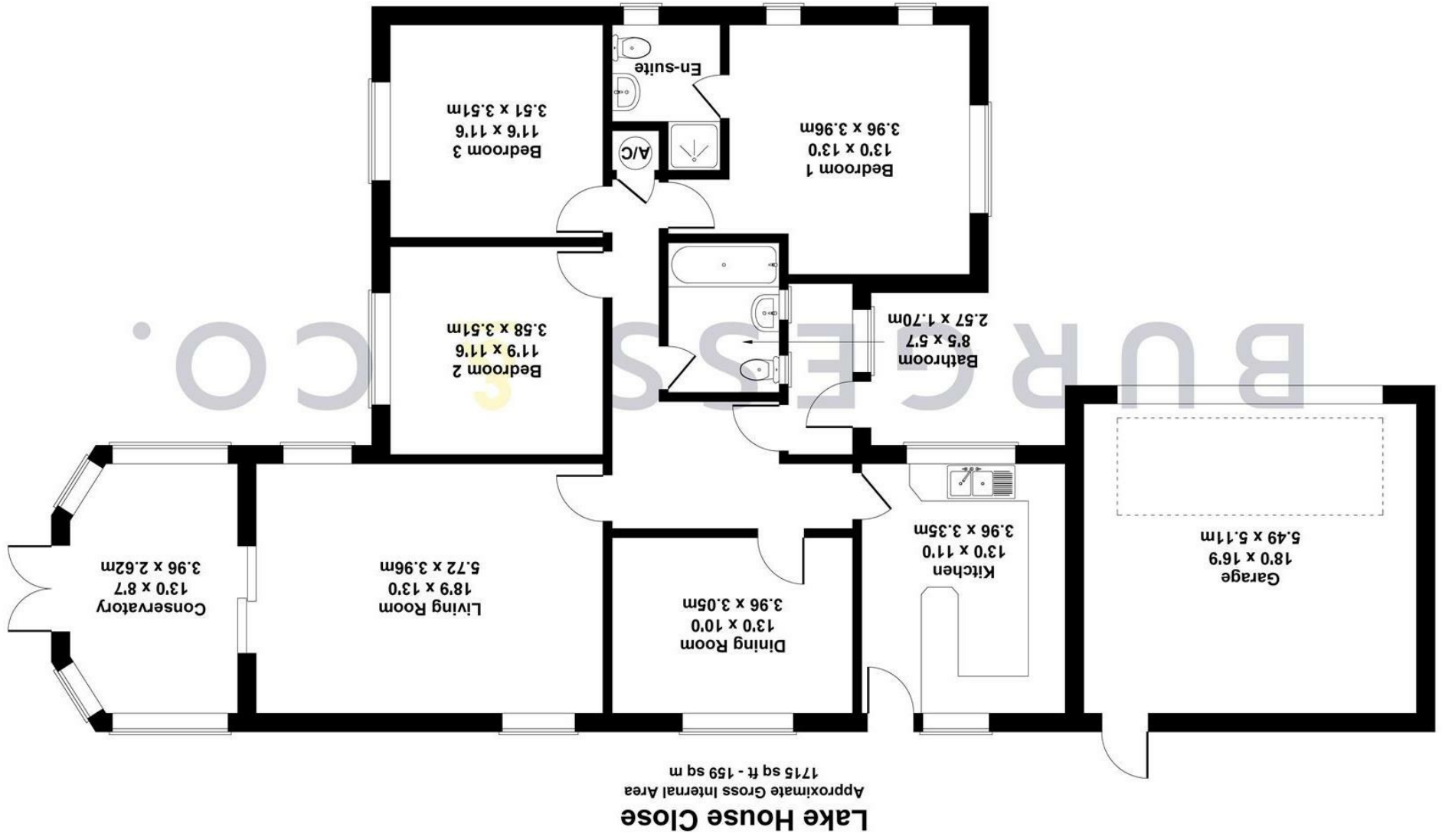




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BURGESS & CO.
01424 222255

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

Offers In Excess Of
£575,000 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

