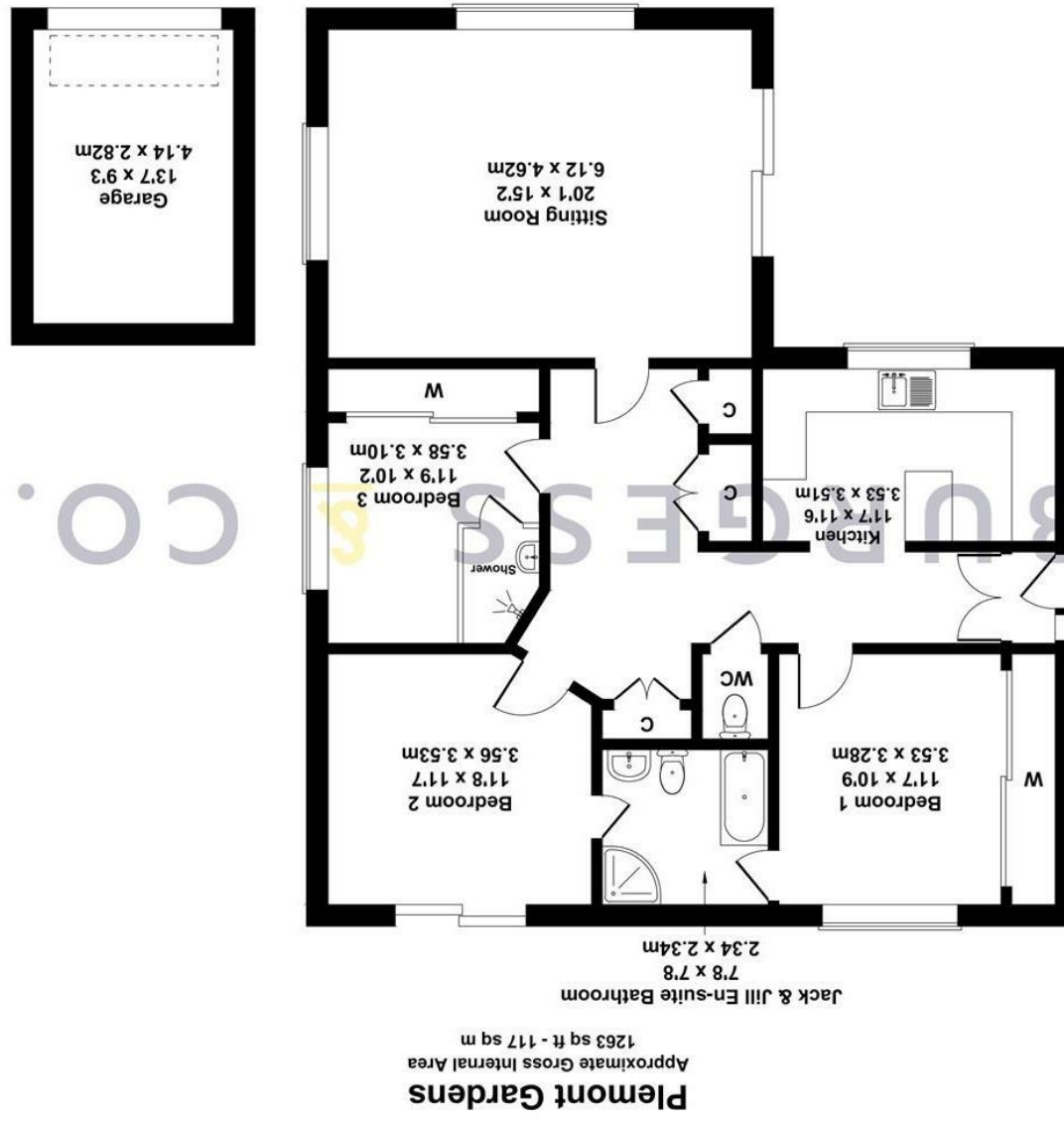




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BURGESS & CO. 36 Plemont Gardens, Bexhill-On-Sea, TN39 4HH
01424 222255

Offers In Excess Of
£350,000 Freehold



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****CHAIN FREE**** Burgess & Co are delighted to bring to the market this three bedroom detached bungalow, situated in this highly sought after Cul-de-Sac in West Bexhill being ideally located within easy reach of desirable secondary schools, Bexhill Downs as well as Bexhill Town Centre with its shops, restaurants, mainline railway station, seafront and iconic De La Warr Pavilion. This property has scope for improvement and is in need of modernisation throughout. The accommodation comprises a large entrance hall, a living room, a fitted kitchen, three bedrooms and a Jack & Jill bathroom. Further benefits include gas central heating, double glazing and access to a large loft with potential to extend with the relevant planning permission. To the outside there is a substantial driveway providing off-road parking for a number of vehicles, a garage set back to the side and an enclosed wrap around garden enjoying seclusion. Viewing is highly recommended by vendors sole agents.

Porch

With single glazed window, single glazed double doors to

Entrance Hall

With two radiators, airing cupboard, two storage cupboards, loft hatch.

Living Room

20'1 x 15'2

With two radiators, feature electric fire, double glazed slit windows to the rear, double glazed window to the side, double glazed sliding door to the front.

Kitchen

11'7 x 11'6

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, space for gas cooker, space for fridge/freezer, undercounter space for washing machine & dishwasher, breakfast bar area, ceiling fan, double glazed window to the front.

Bedroom One

11'7 x 10'9

With radiator, built-in wardrobes, double glazed window to the rear.

Jack & Jill Bathroom

7'8 x 7'8

Comprising bath, low level w.c, wash hand basin, wet room style shower, tiled walls, radiator, double glazed frosted window to the rear.

Bedroom Two

11'8 x 11'7

With two radiators, double glazed sliding door to the rear.

Bedroom Three

11'9 x 10'2

With radiator, built-in wardrobes, wet room style shower with Mira shower & wash hand basin, partly tiled walls, double glazed window to the rear.

Separate W.C

Comprising low level w.c, tiled walls.

Outside

To the front there is a driveway providing off road parking, an area of lawn, flowerbeds housing mature shrubs & hedges. To the side there is a patio area, mature shrubs & sheds and to the rear there is a raised area of lawn, a greenhouse and an outside storage shed.

Garage

13'7 x 9'3

With electric roller door.

NB

Council tax band: E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 