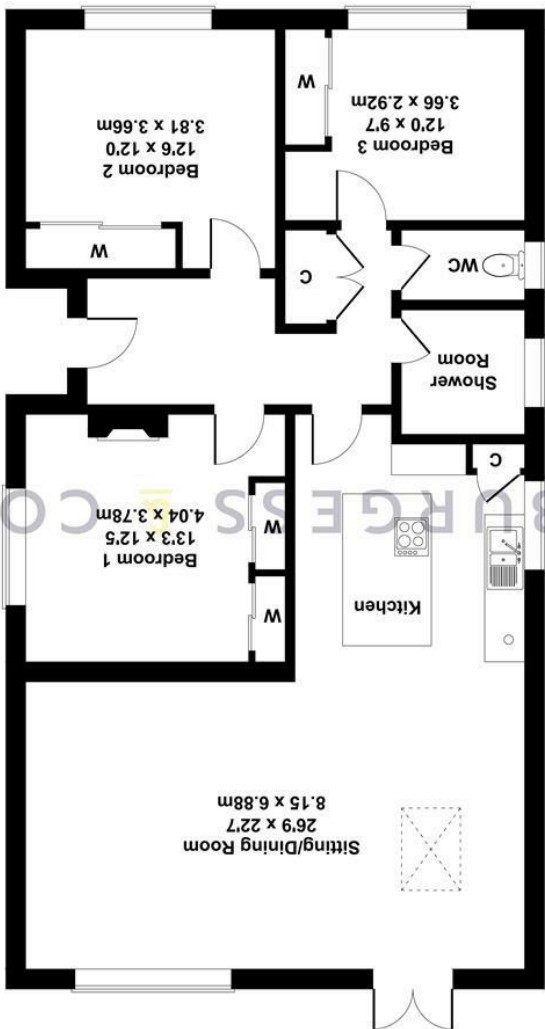


Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Glyne Drive  
Approximate Gross Internal Area  
1156 sq ft - 107 sq m

BURGESS & CO.  
01424 222255

2 Glyne Drive, Bexhill-On-Sea, TN40 2PW

£430,000 Freehold



Burgess & Co are delighted to bring to the market this superb bright and spacious EXTENDED detached bungalow, located in a quiet residential area. Ideally situated within a short walk of the shopping facilities at Ravenside Retail Park, local bus services, popular schools and access to Glyne Gap beach. Bexhill Town Centre is within 1.5 miles with a further range of shops, restaurants, mainline railway station, and the iconic De La Warr Pavilion. The accommodation comprises an entrance hall, an open plan kitchen/dining/living room, three double bedrooms, a separate w.c, and a modern family shower room. The property further benefits from gas central heating, double glazing, off road parking and to the rear there is a delightful, enclosed tiered garden with a mixture of lawn and shingle. Viewing is highly recommended to appreciate all that this property has to offer by the sellers sole agents.

Entrance Hall

With radiator, storage cupboard, loft hatch.

Lounge/Diner/Kitchen

26'9 x 22'7

With three radiators, media wall, skylight window, double glazed window to the rear, double glazed doors to the rear. Kitchen area comprising matching range of wall & base units, worksurface, inset sink unit, central island with hob & extractor hood, space for appliances, AEG double oven, space for American style fridge/freezer, fitted cupboard housing fuse box & meters, double glazed window to the side.

Bedroom One

13'3 x 12'5

With radiator, feature fire surround, built-in wardrobes, double glazed window to the side.

Bedroom Two

12'6 x 12'0

With radiator, built-in wardrobes, inset ceiling stoplight, double glazed window to the front.

Bedroom Three

12'0 x 9'7

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

Shower Room

Comprising walk-in shower with two shower heads, vanity unit with inset wash hand basin, tiled walls, radiator, double glazed frosted window to the side.

Separate W.C

Comprising low level w.c, radiator, double glazed frosted window to the side.

Outside

To the front there is a shingle driveway providing off road parking. To the rear there is a tiered garden with area of shingle, flowerbeds, couple of steps down to an area of lawn, flowerbeds to one side, a decking area, water tap, a summer-house, a greenhouse and outside lighting.

NB

Council tax band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 