



BURGESS & CO.  
01424 222255

12 Crofton Park Avenue, Bexhill-On-Sea, TN39 3SE

£450,000 Freehold





**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow now in need of some updating but situated in a mature, quiet and sought after residential area in West Bexhill. Ideally located being under 2 miles from Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and seafront. Little Common Village is under a mile away with further shops, doctors surgery, and sought after primary school. The accommodation is arranged to provide a porch leading into an entrance hall, an 18ft living room, a dining room, a kitchen, a utility room, a separate w.c, a family bathroom, two double bedrooms and a further single bedroom. The property benefits from double glazing, gas central heating, ample off road parking with integral single garage, and to the rear there is a enclosed mature garden being mainly laid to lawn. Viewing is recommended to fully appreciate all this property has to offer.

**Porch**

Door to

**Entrance Hall**

With radiator,

**Living Room**

18'4 x 12

With radiator, feature gas fire, two double glazed slit windows to side, double glazed window to rear.

**Dining Room**

12'10 x 7'10

With radiator, double glazed window to rear. Door to

**Kitchen/Utility Room**

18'6 x 11'0

Comprising a matching wall & base units, worksurface, inset sink unit, tiled splashbacks, space for hob and oven, space for white goods, storage cupboards, double glazed window to the rear. Door to utility area comprising a matching wall & base units, worksurface, inset sink unit, single glazed slit window to side, double glazed window and door to rear.

**Bedroom One**

12 x 12

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

**Bedroom Two**

11'8 x 10'4

With radiator, double glazed window to front.

**Bedroom Three**

11'6 x 6'11

With radiator, double glazed window to side.

**Bathroom**

Comprising bath with shower attachment, wash hand basin, low level w.c, cupboard housing water tank, partly tiled walls, towel radiator, double glazed frosted window to the side.

**Separate W.C.**

Comprising low level w.c, wash hand basin, double glazed frosted window to the side.

**Garage**

16'9 x 8'10

With up & over door, single glazed window & door to the rear.

**Outside**

To the front there is a block paved driveway providing off road parking leading to a garage and large lawn area. To the rear there is a patio area, access to both sides, water tap, a large area of lawn with with flowerbeds housing mature shrubs & trees, being enclosed by mature hedging.

**NB**

Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

