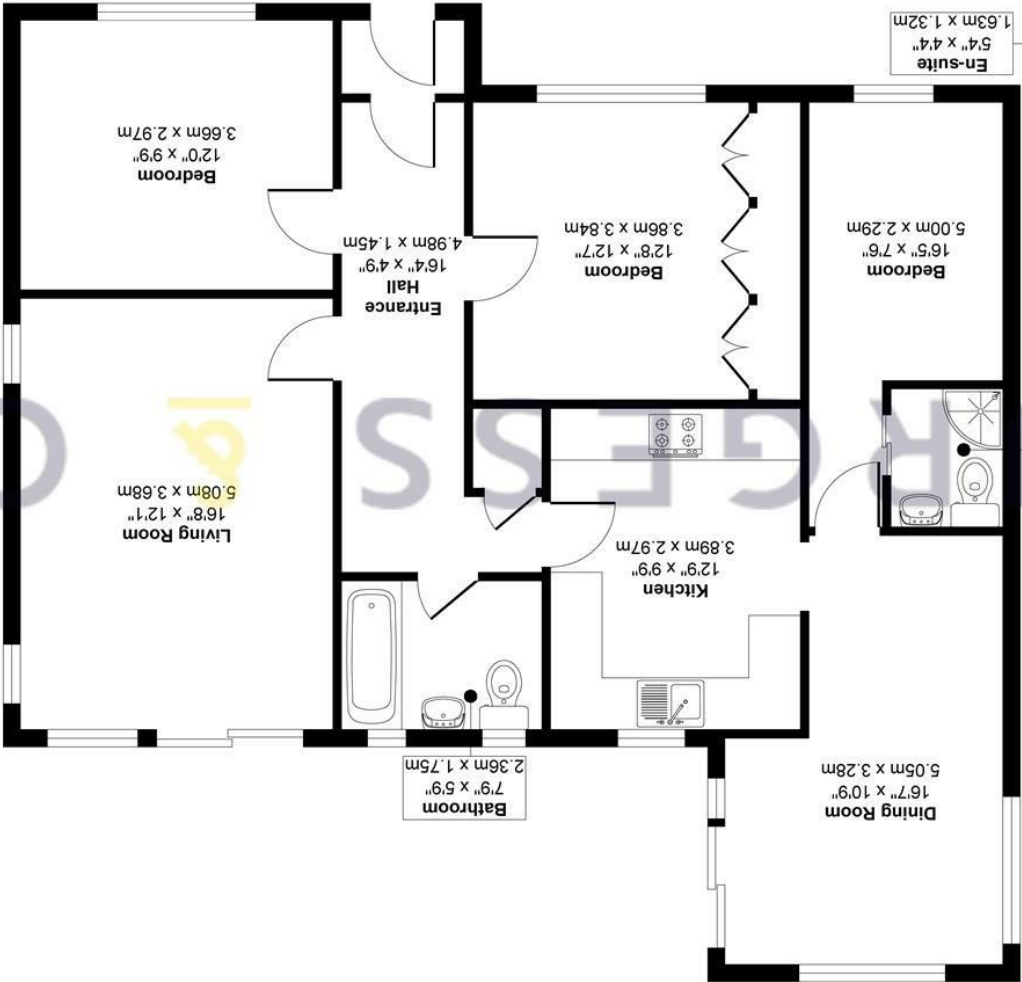


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FLOOR PLAN



Laburnum Gardens
Approximate Gross Internal Floor Area
1074 sq. ft / 99.77 sq. m

BURGESS & CO.
01424 222255

9 Laburnum Gardens, Bexhill-On-Sea, TN40 2PF

£410,000 Freehold



Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in this sought after quiet residential area. Ideally located being within easy reach of Ravenside Retail Park with its array of shopping facilities, access to Glyne Gap beach and there also are nearby bus services. Bexhill Town Centre is within one mile with further shops, restaurants, mainline railway station, seafront and the iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a 16'8ft living room, a kitchen, a dining room, three bedrooms one with an en-suite shower room, and a family bathroom. The property benefits from double glazing, gas central heating, a driveway providing off road parking and a small raised area of garden. To the rear there is a delightful enclosed southerly facing tiered garden with raised patio area, area of lawn, mature plants & shrubs and a timber shed with power. Viewing is highly recommend to truly appreciate all that this property has to offer.

Porch

Being double glazed with double glazed door to

Hallway

16'4 x 4'9

With radiator, wooden flooring, thermostat, built-in storage cupboards, airing cupboard with electric radiator, loft hatch housing Baxi combi boiler.

Living Room

16'8 x 12'1

With radiator, feature marble fireplace with gas fire, two double glazed frosted windows to the side, double glazed sliding patio door to the garden.

Kitchen

12'9 x 9'9

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, fitted gas hob with extractor hood over, fitted Bosch oven & grill, integrated slimline dishwasher, integrated fridge/freezer, space for washing machine, laminate wood flooring, double glazed window to the rear. Opening to

Dining Room

16'7 x 10'9

With radiator, laminate wood flooring, triple aspect with double glazed windows to the side & rear, double glazed sliding patio door leading to the rear garden. Door to

Bedroom Three

16'5 x 7'6

With radiator, laminate wood flooring, built-in wardrobes, double glazed window to the front. Door to

En-suite Shower Room

5'4 x 4'4

Comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c, LED mirror, extractor fan, heated towel radiator, laminate wood flooring.

Bedroom One

12'8 x 12'7

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

Bedroom Two

12'0 x 9'9

With radiator, double glazed window to the front & side.

Family Bathroom

7'9 x 5'9

Comprising bath with shower over, vanity unit with inset wash hand basin, low level w.c, heated towel radiator, two double glazed frosted window to the rear.

Outside

To the front there is a block paved driveway providing off road

parking, an area of lawn and gated side access. To the rear there is a patio area, a couple of steps down to an area of lawn, flowerbeds housing various mature plants & shrubs, a further area with a garden shed with power, a greenhouse, being enclosed by fencing.

NB

Council tax band: D

