



**15 Tilgate Drive, Bexhill-On-Sea, TN39 3UH**  
**£379,950**

A good sized three bedroom, detached bungalow, situated in this quiet residential position, in the much sought after area of Cooden. The property offers many benefits, including being double glazed throughout having gas boiler and radiators, spacious lounge, kitchen, bathroom/WC, en- suite shower/WC, integral double garage, block paved driveway with off road parking for two to three vehicles and south westerly facing rear garden.





UPVC double glazed front door leading to

### **Entrance Porch**

with light, further double glazed door leading to

### **Spacious Entrance Hall**

with loft hatch giving access to loft space, large double built in wardrobe with hanging, shelving and also housing hot water tank with wooden slatted shelving above, further built in wardrobe with wooden shelving and further storage above, personal door leading to double garage, radiator.

### **Lounge**

**17'4 x 13'9 (5.28m x 4.19m)**

with pleasant double aspect overlooking south westerly rear garden, four wall light points, electric fire with attractive surround and hearth, radiator, double glazed sliding door leading to rear garden.

### **Kitchen**

**11'9 x 9'9 (3.58m x 2.97m)**

with pleasant aspects overlooking south westerly facing rear garden, single drainer stainless steel sink unit with mixer taps and having cupboards under, range of work surfaces with drawers and cupboards under and concealed lighting above, range of wall mounted shelved storage cupboards, integrated eye level Hotpoint oven and grill, integrated Hotpoint four ring gas hob, Beko dishwasher, integrated fridge, extractor fan, partly tiled walls, radiator, double glazed door leading out to rear garden.

### **Bedroom 1**

**14'10 x 10'10 (4.52m x 3.30m)**

with pleasant aspects overlooking south westerly facing rear garden, 2 double built in wardrobes with hanging and shelving and further storage above, door to

### **En Suite Shower Room**

with suite comprising walk in shower cubicle with shower attachment above and with bi-folding glass doors, pedestal wash hand basin with glass shelf, mirror and light above, low level WC, wall mounted mirror fronted medicine cabinet, tiled walls, radiator.

### **Bedroom 2**

**12'2 x 10'3 (3.71m x 3.12m )**

with radiator.

### **Bedroom 3**

**9'0 x 8'11 (2.74m x 2.72m)**

with radiator.

### **Bathroom/WC**

with suite comprising panelled bath, pedestal wash hand basin, low level WC, wall mounted mirror with light above, wall mounted mirror fronted medicine cabinet, wall mounted heated towel rail with inset radiator, tiled walls.

### **Outside**

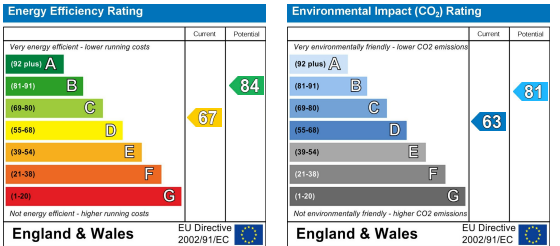
the property benefits of gardens to both front and to the rear. To the front there is an area of lawn being screened by flower beds and



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there is a block pave driveway with off-road parking for two to three vehicles leading to an integral double garage being accessed via an up and over door with space and plumbing for washing machine, gas meter, electric fuse box, wall mounted gas boiler and with the benefit of power and light and to the rear you have the benefit of pleasant south westerly facing garden being principally laid to lawn and being screened by fencing, large area of block pave patio and with a variety of plants, shrubs and trees throughout, timber built garden store to one side, outside tap and gated pedestrian access to one side.



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