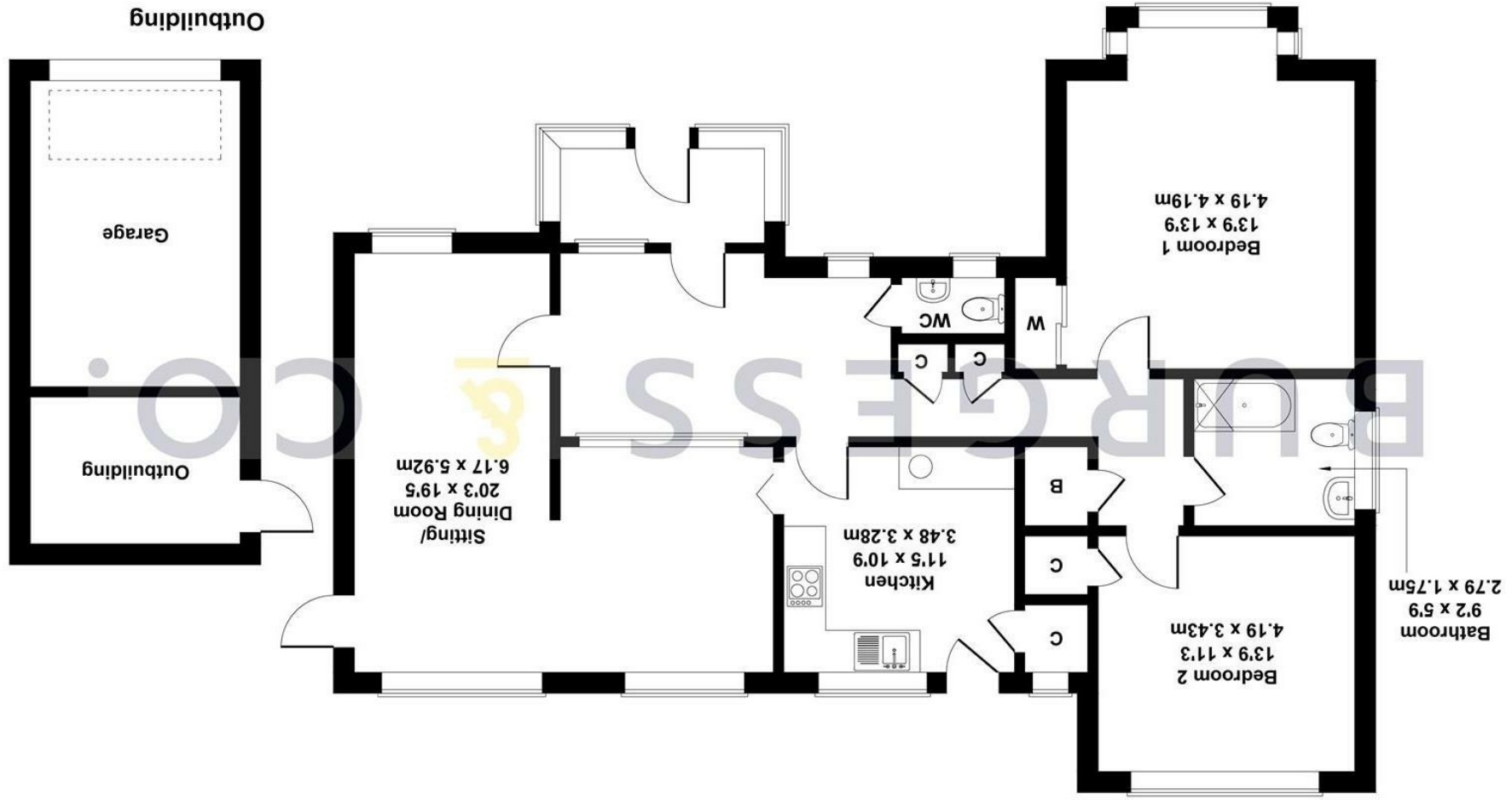




Not to Scale. Produced by The Plan Portal 2024
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Broad Oak Lane
Approximate Gross Internal Area
1177 sq ft - 109 sq m
(Excluding Outbuilding)

BURGESS & CO.
01424 222255

23 Broad Oak Lane, Bexhill-On-Sea, TN39 4HE

£400,000 Freehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in a residential area to the West of Bexhill being close to both Broad Oak Park & Bexhill Downs. Ideally situated being within 2 miles of Bexhill Town Centre with its array of shops, mainline railway station, restaurants and seafront. Little Common Village is just over a mile away with further shops and doctors surgery. The accommodation is arranged to provide an entrance porch leading into a large entrance hall, a spacious dual aspect L-shaped sitting room/diner, a kitchen, two double bedrooms, a separate w.c, and a family bathroom. The property benefits from gas central heating, double glazing, off road parking, a detached garage with workshop to the rear, and an enclosed south facing rear garden. The property must be viewed to fully appreciate the accommodation on offer and the opportunity to update it to individual requirements.

Porch

With stoned walls & flooring, double glazed windows, single glazed frosted door to

Entrance Hall

With two radiators, airing cupboard, storage cupboards, loft hatch, single glazed frosted window, double glazed window to the front.

Sitting/Dining Room

20'3 x 19'5
With radiator, feature electric fire, triple aspect room with two double glazed windows to the rear, double glazed window to the front, double glazed door to the side with steps down to the garden.

Kitchen

11'5 x 10'9
Comprising matching wall & base units, worksurface, inset 1 & ½ bowl sink unit, inset gas hob, extractor hood over, fitted eye level double oven, space for washing machine, space for fridge/freezer, pantry cupboard, tiled splashbacks, double glazed window & door to the rear.

Separate W.C

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

Bedroom One

13'9 x 13'9
With radiator, fitted wardrobes, double glazed bay window to the front.

Bedroom Two

13'9 x 11'3
With radiator, built-in cupboard, double glazed window to the rear.

Bathroom

9'2 x 5'9
Comprising panelled bath with electric shower over, pedestal wash hand basin, low level w.c, partly tiled walls, radiator, double glazed frosted window to the side.

Outside

To the front there is a paved & pebbled garden with flowerbed borders, pathway, a driveway providing off road parking which leads to a garage and access to the

rear garden. To the rear there is a patio area, flowerbeds, raised flowerbeds, mature plants & shrubs, enclosed by fencing, door to the outbuilding & door to garage.

Garage

With up & over door.

NB

Council tax band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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 