

Abbott &
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Estate Agents, Valuers and Lettings



Beeches, 35 The Highlands

, Bexhill-On-Sea, TN39 5HL

£365,000



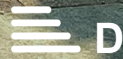
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Beeches, 35 The Highlands

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this individual detached bungalow, situated in a peaceful, private road of distinctive property towards the northern outskirts of the town, yet easily accessible to the town centre and seafront. Built by local builders, R A Larkin, the property occupies a corner plot and is set in mature gardens, laid to three sides of the property. The property provides two double bedrooms, a good size double aspect lounge, kitchen and shower room. There is also an integral garage and a useful attic room. Although in need of some general updating, gas central heating is installed and there are uPVC double glazing throughout.

Buses and a local shop are available in nearby Turkey Road and the property is within easy reach of Bexhill Academy, Highwoods Golf Course and a recreation ground. Bexhill town centre and seafront are just under two miles distant.

- Individual detached bungalow in private road of distinctive property
- Good size double aspect lounge
- Mature gardens to three sides
- Gas central heating and uPVC double glazed windows and exterior doors
- Two double bedrooms
- Useful attic room
- Integral garage and extensive vehicle hardstanding
- No onward chain

Long Entrance Hall
28'7 x 4'7
Built-in storage cupboard, radiators, door to attic room. Steps down to side porch with personal door to garage.

Attic Room
13'5 x 7'10
Approached via a door and steps up from the entrance hall. Radiator, fitted storage cupboards, access to loft space.

Lounge
18'1 x 12'6
A lovely double aspect room overlooking the gardens. Tiled fireplace, telephone point, television point, radiators. uPVC double glazed door to rear garden.

Kitchen
12'2 max x 11'6 max
An L-shaped room, equipped with base storage units comprising cupboards, drawers, and work surfaces, plus matching wall-mounted storage cupboards. Inset sink with mixer tap and drainer, part-tiled walls, plumbing for washing machine and slimline dishwasher, Baxi wall-mounted gas-fired boiler.

Bedroom One
14'1 x 12'2
A good size room with a double aspect, with fitted wardrobe, television point, and radiator.

Bedroom Two
14'1 x 12'2
Currently used as a dining room, with television point and radiator.

Shower Room
9'6 x 5'7
Tiled walls and suite comprising walk-in shower cubicle with plumbed shower, pedestal wash basin with mixer tap, and WC. Radiator.

Integral Garage
18'8 x 7'10
Approached by a long, paved driveway. With double doors, light, power. Rear personal door to side porch and entrance hall.

Mature Gardens
Lovely mature gardens, laid out to three sides of the property, comprising mainly lawn with a wide variety of ornamental shrubs and trees which provide some seclusion. There is also a timber-built shed and summerhouse.

Council Tax Band: D (Rother District Council)

EPC Rating: D

Note
1) There is a charge of £20 pa towards the maintenance of the private road.
2) There is a small electrical substation within the curtilage of the property.





Floor Plan



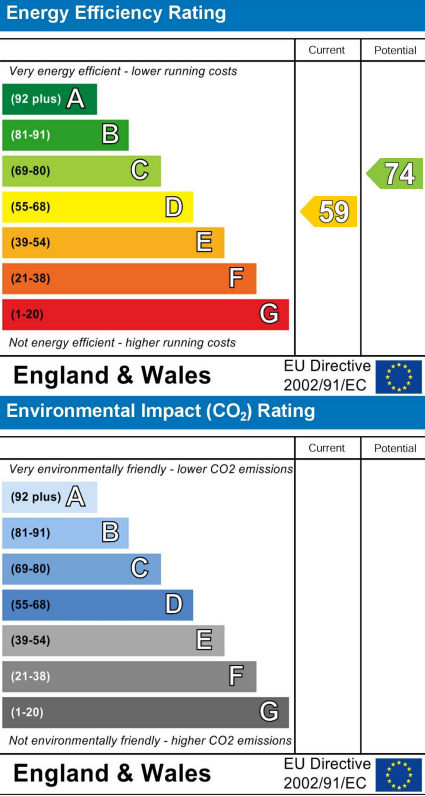
Area Map



Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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