

Abbott & Abbott

Estate Agents, Valuers and Lettings



60 Birkdale, Bexhill on Sea, TN39 3TG

£479,950





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- Bright & well presented detached Larkin bungalow close to Little Common shops
- 20' triple-aspect lounge
- Attractive kitchen with oven & hob
- Second separate WC
- Gas central heating & uPVC double glazed windows and exterior doors
- Two double bedrooms
- Large uPVC double glazed conservatory
- Contemporary bath/shower room with WC
- Good size, private and mature rear garden
- Well worth internal inspection

Abbott & Abbott Estate Agents offer for sale this bright and well presented detached bungalow, situated in a much favoured road, on a bus route and within a few hundred yards of Little Common shops and services. Built in the 1960's by local builders, R A Larkin, the property offers spacious accommodation which provides two double bedrooms, a lovely 20' triple-aspect lounge leading through to a large double glazed conservatory, an attractive kitchen with oven & hob, a contemporary bath/shower room with WC, and a second separate WC. Outside, there is off-road parking, a garage and a good size and private rear garden. Gas fired central heating is installed and there are uPVC double glazed windows and exterior doors.

Cooden Beach railway station, golf course and seafront are about a mile distant, with the town centre around two miles.



L-shaped Entrance Hall

13'9 max x 9'8 max (4.19m max x 2.95m max)

Triple-Aspect Lounge/Dining Room

20'2 x 12' (6.15m x 3.66m)

uPVC Double Glazed Conservatory

20'5 x 8'2 (6.22m x 2.49m)

Kitchen

12' x 9'7 (3.66m x 2.92m)

Bedroom One

14' x 12' (4.27m x 3.66m)

Bedroom Two

12'2 x 11'6 (3.71m x 3.51m)

Bath/Shower Room

Separate WC

Extensive Off-Road Parking

Integral Garage

16' x 8' (4.88m x 2.44m)

Pretty Gardens





Council Tax Band: D (Rother District Council)
EPC Rating: D





Floor Plans

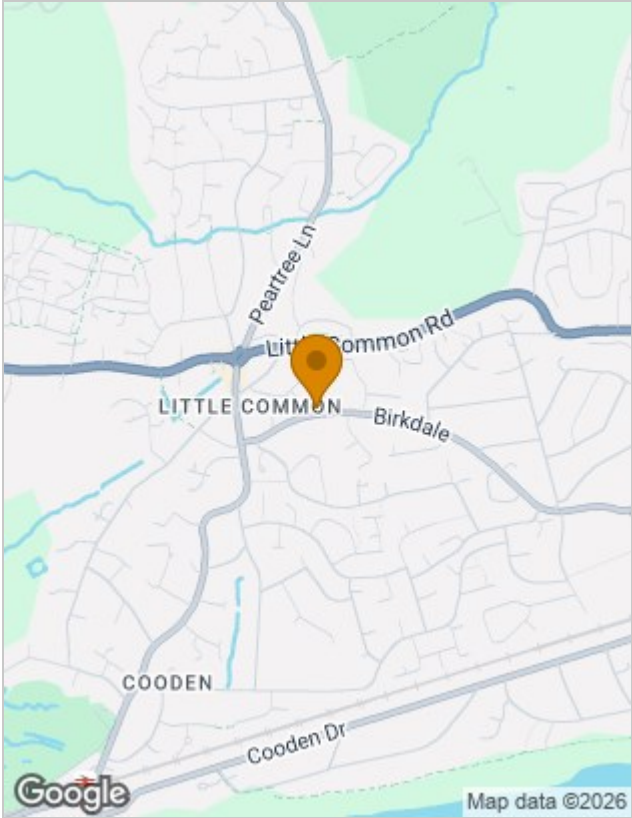


Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

