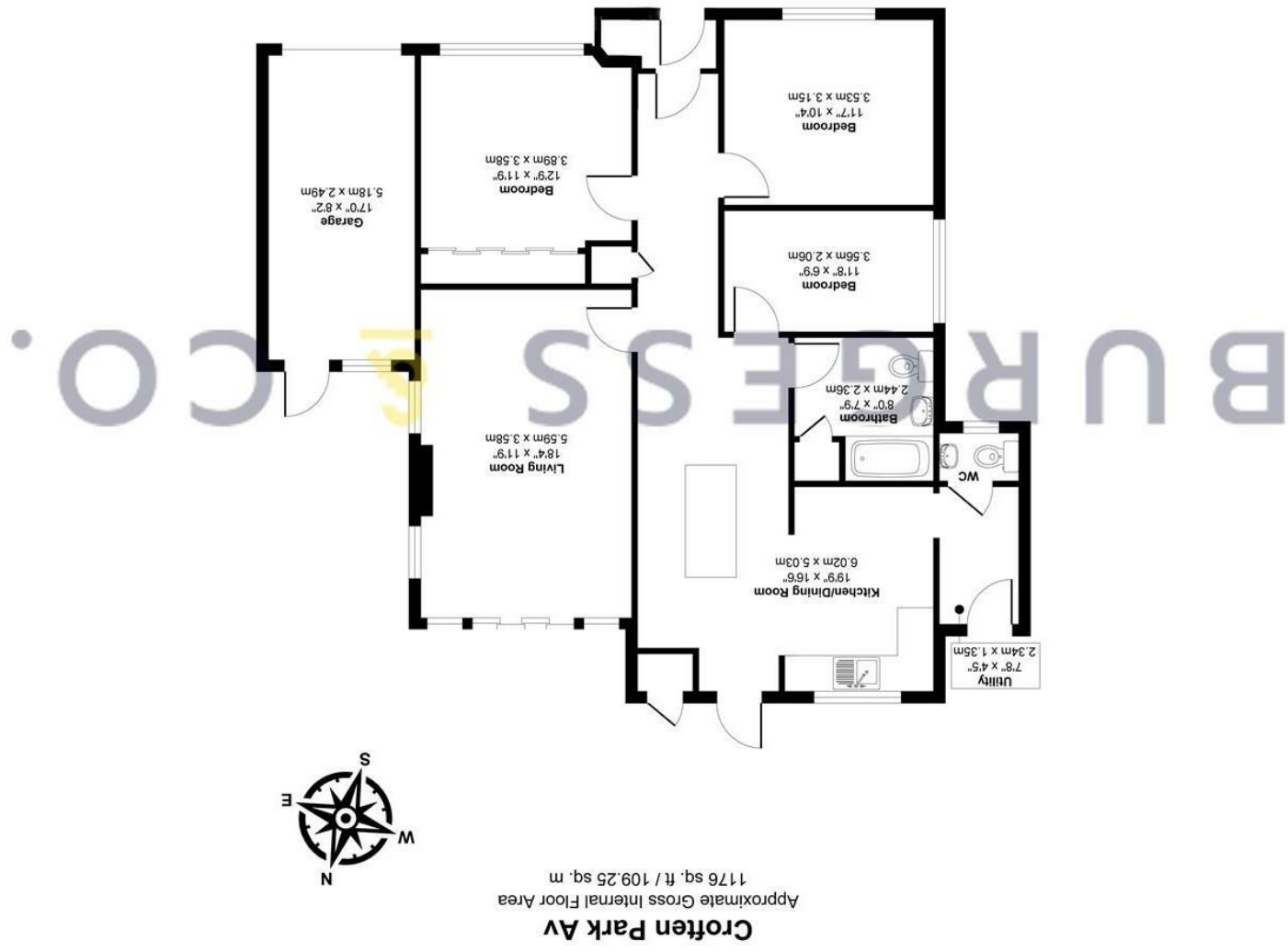


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**BURGESS & CO.** 15 Crofton Park Avenue, Bexhill-On-Sea, TN39 3SE  
 01424 222255

£565,000 Freehold



**01424 222255**

Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow that has been the subject of much improvement by the current owners and situated in a mature, quiet and sought after residential area in West Bexhill. Ideally located being under 2 miles from Bexhill Town Centre with its shopping facilities, restaurants, mainline railway station and seafront. Little Common Village is under a mile away with further shops, doctors surgery, and sought after primary school. The well presented accommodation comprises a spacious entrance hall, a dual aspect living room with sliding doors to the rear garden, a modern kitchen/diner with door to the rear garden, a utility room, a cloakroom, three good-sized bedrooms, a modern bathroom suite, and a particular feature is the large loft space with a Velux window. Further benefits include gas central heating, double glazing. To the front there is a block-paved driveway leading to a garage and to the rear there is an enclosed garden being mainly laid to lawn with a large patio area. Viewing is highly recommended to truly appreciate all that this property has to offer.

**Porch**

With double glazed windows, door to

**Entrance Hall**

With radiator.

**Living Room**

18'4 x 11'9

With radiator, feature electric fireplace, dual aspect with two double glazed windows to the side, double glazed sliding doors to the rear garden.

**Kitchen/Diner**

19'9 x 16'6

Comprising matching range of wall & base units, Calacatta Quartz worksurfaces, inset sink unit, space for Range master cooker with extractor hood over, central island with breakfast bar area, space for appliances, space for American style fridge/freezer, wine rack, space for table & chairs, radiator, double glazed window to the rear, double glazed French doors to the opening to the rear garden.

**Utility Room**

7'8 x 4'5

Comprising matching range of wall & base units, worksurfaces, space for appliances, double glazed door.

**Separate W.C**

Comprising low level w.c, vanity unit with inset wash hand basin, double glazed frosted window.

**Bedroom One**

12'9 x 11'9

With radiator, built-in mirror fronted wardrobes, double glazed window.

**Bedroom Two**

11'7 x 10'4

With radiator, double glazed window.

**Bedroom Three**

11'8 x 6'9

With radiator, double glazed window.

**Family Bathroom**

8'0 x 7'9

Comprising panelled bath with shower over & screen, low level w.c, vanity unit with inset wash hand basin, chrome heated towel radiator, tiled walls & floor, fitted cupboard, two double glazed frosted window.

**Garage**

17'0 x 8'2

With up & over door, window, personal door to the rear.

**Outside**

To the front there is an area of lawn, a block paved driveway providing off road parking leading to a garage and gated access to both sides. To the rear there is a sandstone patio area ideal for entertaining, an area of lawn, flowerbed borders

housing mature plants, shrubs & trees, a fish pond, a water tap, a gate leading to a timber shed and the garden is enclosed by fencing.

**NB**

Council tax band: E

