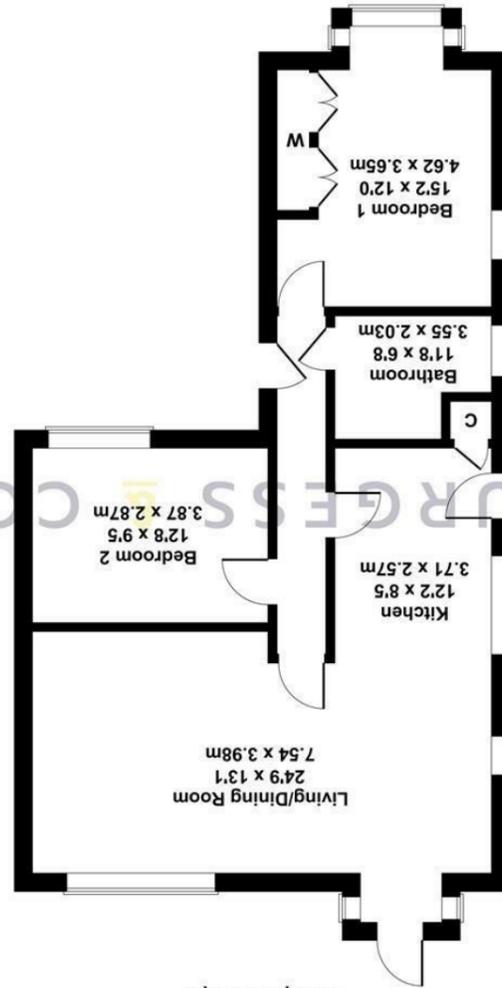


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Newlands Avenue

BURGESS & CO.
01424 222255

55 Newlands Avenue, Bexhill-On-Sea, TN39 4HA

Offers Over
£300,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this bright and spacious semi detached bungalow, situated in a quiet residential area on this highly sought after tree-lined road at the top of Bexhill Downs. Located under two miles away from Bexhill Town centre with its array of shopping facilities, restaurants, seafront and mainline railway station. The accommodation comprises a 24'9 open plan living/dining space with modern fitted kitchen, two double bedrooms and a modern bathroom/w.c. To the outside there is a front garden, a driveway providing off road parking and a substantial rear garden. With the size of both the loft space and the garden, there is the potential for an extension, subject to the relevant planning permissions. The property additionally benefits from gas central heating and double glazing. Viewing highly recommended by sole agents.

Entrance Hall

With radiator, loft hatch.

Living/Dining Room

24'9 x 13'1

With radiator, double glazed window to the side, double glazed bay with windows to either side & double glazed door to the rear garden.

Kitchen

12'2 x 8'5

Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, partly tiled splashbacks, inset electric hob with extractor hood over, fitted eye level double oven, integrated fridge/freezer, integrated washing machine & slimline dishwasher, storage cupboard, radiator, double glazed window to the side, double glazed frosted door to the side.

Bedroom One

15'2 x 12'0

With radiator, built-in wardrobes, double glazed window to the side, double glazed bay window to the front.

Bedroom Two

12'8 x 9'5

With radiator, double glazed window to the front.

Bathroom

11'8 x 6'8

Comprising bath with shower over, pedestal wash hand basin, low level w.c, radiator, inset ceiling spotlights, partly tiled walls, partly panelled walls, double glazed frosted window to the side.

Outside

To the front there is an area of lawn enclosed by fencing, a driveway providing off road parking, a

pathway and side access. To the rear there is a patio area, an area of lawn, storage shed, enclosed by mature hedges and enjoying privacy.

NB

Council tax band: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

