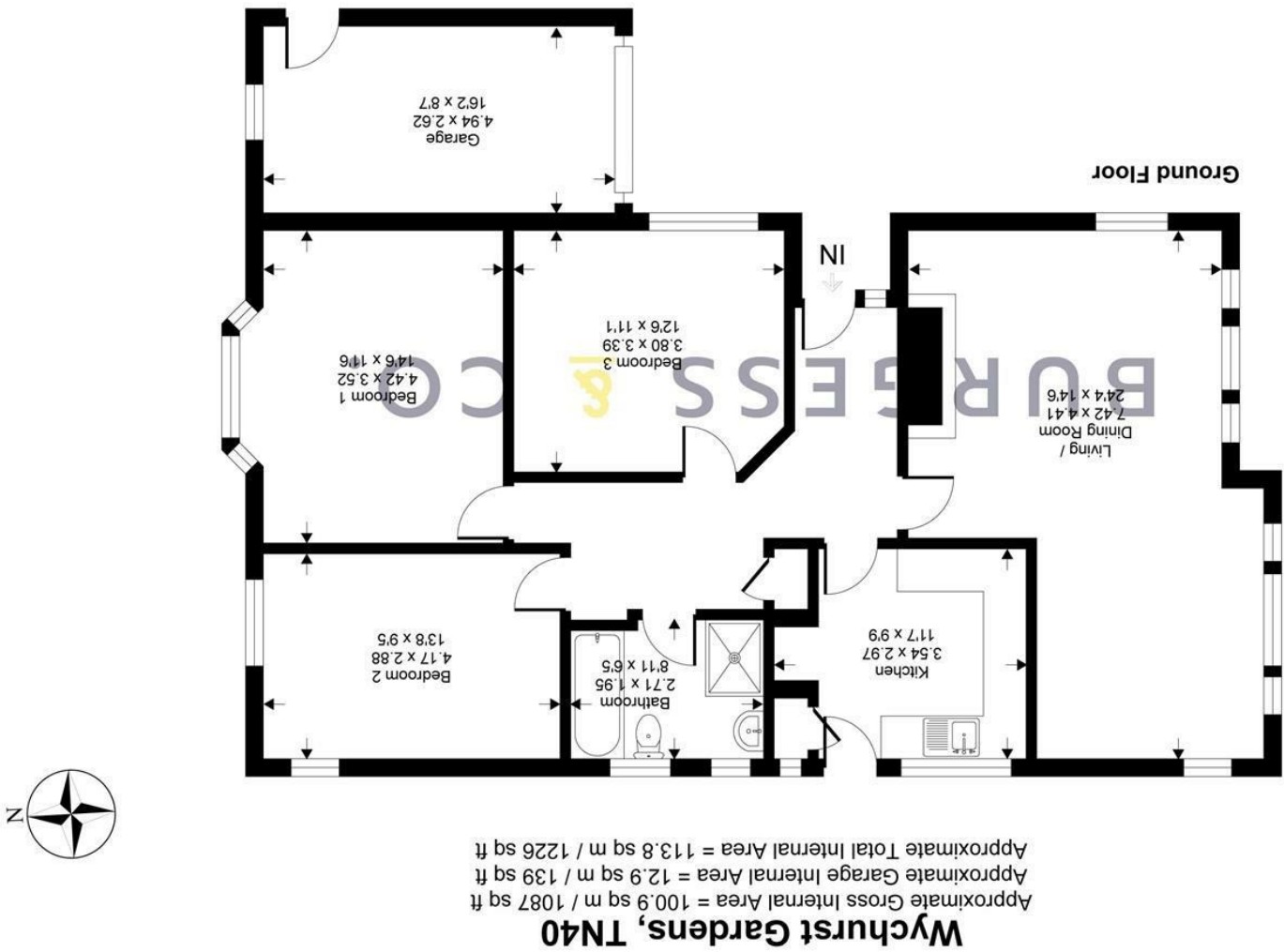




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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BURGESS & CO.
01424 222255

37 Wychurst Gardens, Bexhill-On-Sea, TN40 2EP

£350,000 Freehold



Burgess & Co are delighted to offer for sale this bright and spacious detached bungalow situated in a quiet and mature residential area of Bexhill. Ideally located being within two miles of Bexhill Town Centre with all its amenities, shopping facilities, mainline railway station, seafront and the iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a triple aspect 24'4ft living/dining room, a fitted kitchen, three bedrooms and a family bathroom. The property benefits from gas central heating, double glazing, and to the outside there is a front garden, a driveway providing off road parking leading to a garage and an enclosed, secluded rear garden. Viewing is essential to fully appreciate all that this property has to offer and it comes CHAIN FREE.

Entrance Hall

With storage cupboard.

Living/Dining Room

24'4 x 14'6

With three radiators, feature fireplace, serving hatch to kitchen, triple aspect with double glazed windows to the front and both sides with fitted roller blinds.

Kitchen

11'7 x 9'9

Comprising matching range of wall, base & drawer units, worksurface, inset stainless steel sink unit, space for appliances, extractor fan, serving hatch, storage cupboard, double glazed window & door to the side with fitted roller blinds.

Bedroom One

14'6 x 11'6

With radiator, double glazed bay window to the rear.

Bedroom Two

13'8 x 9'5

With radiator, dual aspect with double glazed window to

the side & rear.

Bedroom Three

12'6 x 11'1

With radiator, double glazed window to the side.

Bathroom

8'11 x 6'5

Comprising bath, shower cubicle, vanity unit with inset wash hand basin, low level w.c, chrome heated towel radiator, tiled walls & floor, two double glazed frosted windows to the side.

Garage

16'2 x 8'7

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

Outside

To the front there is an area of lawned garden, a driveway providing off road parking leading to a garage and gated side access. To the rear there is a secluded garden being mainly laid to lawn with flowerbed borders housing mature plants & shrubs, being enclosed by fencing.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

