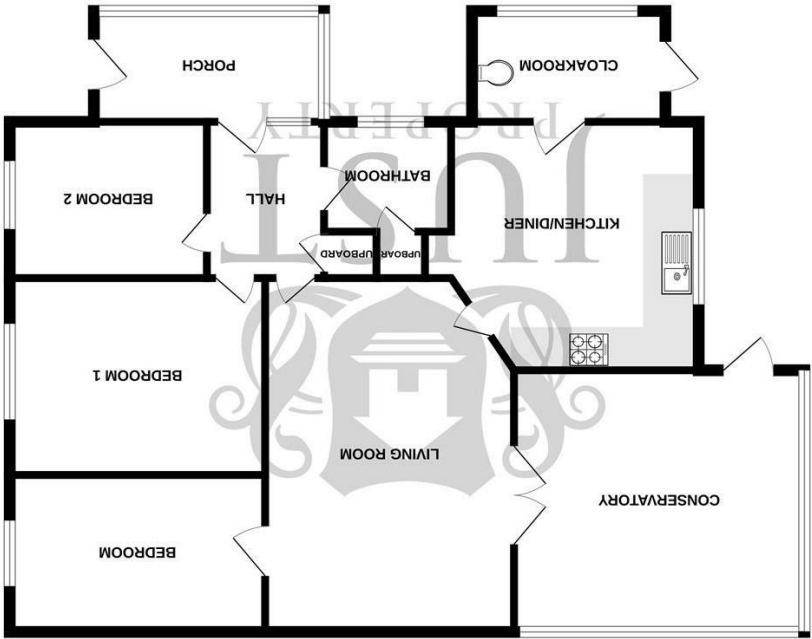




| England & Wales          |         |                                             |
|--------------------------|---------|---------------------------------------------|
| EU Directive 2002/91/EC  |         |                                             |
| Energy Efficiency Rating | Current | Very energy efficient - lower running costs |
|                          |         | A (92 plus)                                 |
|                          |         | B (81-91)                                   |
|                          |         | C (69-80)                                   |
|                          |         | D (55-68)                                   |
|                          |         | E (39-54)                                   |
|                          |         | F (21-38)                                   |
| Potential                | 84      | G (1-20)                                    |
|                          |         | Not energy efficient - higher running costs |



GROUND FLOOR



3 Laburnum Gardens, Bexhill-On-Sea, TN40 2PF

## FLOORPLANS

www.justproperty.net



3 Laburnum Gardens, Bexhill-On-Sea, TN40 2PF

Freehold

£350,000







Freehold

£350,000



3 Bedrooms



2 Receptions



1 Bathrooms



850.35 sq ft

## PROPERTY DETAILS

- Offers Over £350,000 -

Located within the tranquil cul-de-sac of Laburnum Gardens, Bexhill-On-Sea, this charming Semi-detached bungalow offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests.

The property features a well-appointed bathroom, ensuring that all your needs are met. The kitchen, with its far-reaching views, is a lovely space to prepare meals while enjoying the picturesque surroundings. Natural light floods the living areas, creating a bright and airy feel throughout the home.

Parking is made easy with space for one vehicle, adding to the practicality of this delightful residence. The location is particularly advantageous, as it is close to local amenities and bus routes, making daily errands and commuting a breeze.

This semi-detached bungalow is not just a home; it is a lifestyle choice, offering a peaceful retreat while remaining well-connected to the vibrant community of Bexhill-On-Sea. Whether you are looking to settle down or invest in a property with great potential, this property is a wonderful opportunity not to be missed.

Call Just Property On 01424 444 100 to arrange access for a viewing.

## ROOM DIMENSIONS

Entrance Porch

Entrance Hallway

Lounge / Dining Room  
17'9" x 11'10" (5.43 x 3.62)

Conservatory  
11'11" x 11'3" (3.65 x 3.44)

Kitchen  
12'5" x 8'10"- (3.80 x 2.7-)

Rear Porch / W.C

Bedroom 1  
12'9" x 9'10" (3.89 x 3.02)

Bedroom 2  
9'10" x 7'7" (3.01 x 2.33)

Bedroom 3  
15'8" x 7'3" (4.78 x 2.21)

Bathroom

Front Garden

Off Road Parking

Rear Tiered Garden

## FEATURES

- Three Bedroom Semi-Detached Bungalow
- Far Reaching Views
- Modern Kitchen & Bathroom
- Sought After Cul-De-Sac Location
- Conservatory To The Rear
- Viewing Considered Essential
- Tiered Rear Gardens

