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BURGESS & CO.

67 Eastergate, Bexhill-On-Sea, TN39 4NU

£475,000 Freehold

01424 222255

Eastergate, TN39

Approximate Gross Internal Area = 134.2 sq m / 1445 sq ft
Approximate Garage Internal Area = 24.9 sq m / 269 sq ft
Approximate Total Internal Area = 159.1 sq m / 1714 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS 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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****CHAIN FREE** Burgess & Co are delighted to offer this extremely well presented detached chalet bungalow, situated in a sought after quiet residential location being within close proximity to Broad Oak Park and Little Common Village with its shops, bus services, doctors surgery and primary school. Bexhill Town Centre is within 3 miles with further shopping facilities, restaurants, mainline railway station and seafront. The accommodation is arranged to provide a porch, an entrance hall, a 26ft living/dining room opening to a conservatory, a fitted kitchen, and a double bedroom with en-suite shower room to the ground floor. To the first floor there are two further double bedrooms and a family bathroom. The property benefits from gas central heating, double glazing and ample eaves storage. To the outside there is a block paved driveway providing off road parking, a 28ft garage and a particular feature is the attractive, enclosed wrap around garden being mainly laid to lawn with flowerbed borders and patios areas. Viewing is highly recommended to fully appreciate all this property has to offer.**

Porch
With double glazed windows, door to

Entrance Hall
With radiator, fitted cupboard, stairs to First Floor.

Living/Dining Room
26'0 x 12'0
With two radiators, double glazed window to the rear. Opening to

Conservatory
11'4 x 9'8
With radiator, inset ceiling spotlights, double glazed windows, double glazed French doors to the garden.

Kitchen
15'4 x 10'0
Modern and comprising matching range of wall & base units, worksurfaces, inset sink unit, tiled splashbacks, space for Range style cooker with extractor hood over, space for dishwasher & washing machine, inset ceiling spotlights, double glazed window to the front & side, double glazed door to the side.

Bedroom
11'0 x 9'3
With radiator, double glazed window to the side. Door to

En-suite Shower Room
8'4 x 5'9
Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, partly tiled walls, double glazed frosted window.

First Floor Landing
With loft hatch, access to eaves storage, double glazed window to the side.

Bedroom
17'7 x 11'11
With radiator, built-in wardrobes, double glazed window to the rear.

Bedroom
17'8 x 9'3
With radiator, built-in wardrobes, double glazed window to the front.

Bathroom
8'6 x 6'6
Comprising bath, shower cubicle, low level w.c, vanity unit with inset wash hand basin, tiled walls, inset ceiling spotlights, double glazed frosted window to the side.

Garage
28'9 x 9'6
With up & over door, 7.4 kw charger, personal door, two windows.

Outside
To the front there is a block paved driveway providing off road parking leading to a garage and gated side access. To the rear there is a wrap around garden being mainly laid to lawn with paved patio area, flowerbed borders housing mature plants & shrubs, a timber shed and the garden is enclosed by fencing & hedging.

NB
Council tax band: D





















