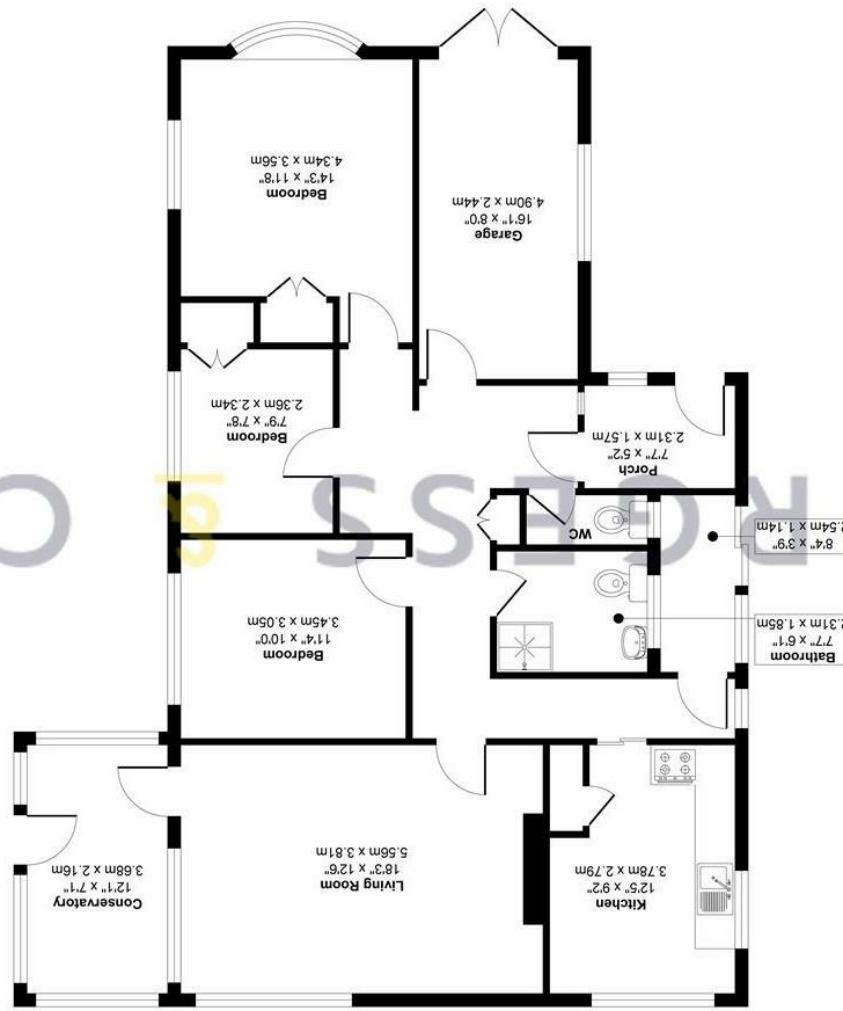




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Royston Gardens
Approximate Gross Internal Floor Area
1285 sq. ft / 119.38 sq. m

BURGESS & CO.
01424 222255

6 Royston Gardens, Bexhill-On-Sea, TN40 2PB

£325,000 Freehold



01424 222255

****NO ONWARD CHAIN**** Burgess & Co are delighted to bring to the market this spacious detached bungalow, situated in a quiet cul-de-sac ideally located under a mile from Ravenside Retail Park with its shopping facilities, leisure centre and access to Glyne Gap Beach. Bexhill Town Centre is within 2 miles with a further array of shops, restaurants, mainline railway station and the seafront with the iconic De La Warr Pavilion. The property is in need of updating and modernisation in areas, with the accommodation comprising a porch, an entrance hall, a living room, a conservatory, a kitchen, a utility area, three bedrooms, a shower room and a separate w.c. The property benefits from double glazing, electric heating, off road parking, a garage, a front garden and an enclosed rear garden. The property is offered with vacant possession and no onward chain, therefore viewing is highly recommend by sole agents.

Porch

7'7 x 5'2
With double glazed window to the front, door to

Entrance Hall

With storage heater, loft hatch, fitted cupboard.

Living Room

18'3 x 12'6
With storage heater, feature fireplace, dual aspect with double glazed window to the rear & side, double glazed door to

Conservatory

12'1 x 7'1
With double glazed windows, double glazed door to the garden.

Kitchen

12'5 x 9'2
Comprising range of wall & base units, worksurface, inset stainless steel sink unit, fitted electric hob with extractor hood over, fitted eye level oven, space for appliance, fitted cupboard, dual aspect with double glazed window to the side & rear.

Utility Area

8'4 x 3'9
With tiled floor, power, plumbing for washing machine, double glazed window & sliding door to the side.

Bedroom One

14'3 x 11'8
With storage heater, fitted cupboard, dual aspect with double glazed window to the front & side.

Bedroom Two

11'4 x 10'0
With storage heater, double glazed window to the side.

Bedroom Three

7'9 x 7'8
With storage heater, fitted cupboard, double glazed window to the side.

Shower Room

7'7 x 6'1
Comprising walk-in shower cubicle, wash hand basin, low level w.c, tiled walls, double glazed frosted window.

Separate W.C

Comprising low level w.c, double glazed frosted window.

Garage

16'1 x 8'0
With double doors, window to the side, personal door to Entrance Hall.

Outside

To the front there is an area of lawn, mature plants & shrubs, a gated driveway providing off road parking leading to a garage. To the rear there is a patio area, an area of lawn, mature plants & shrubs, a timber shed, being enclosed by fencing with gated side access.

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		68
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

