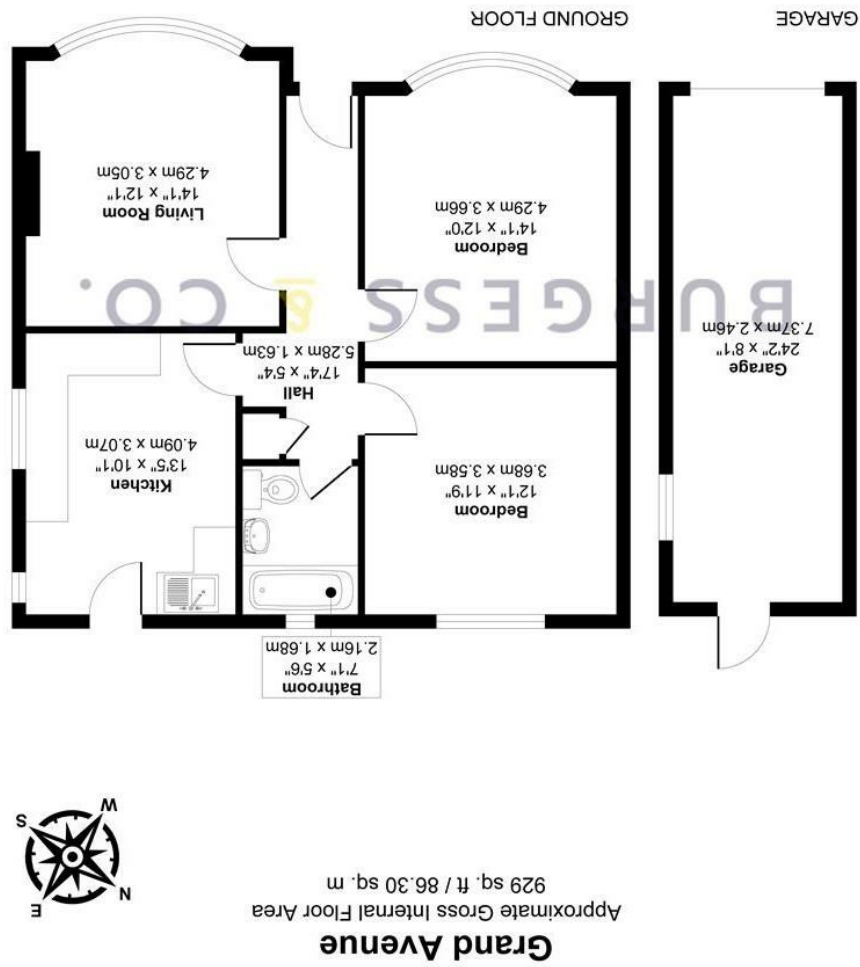




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BURGESS & CO.
01424 222255

12 Grand Avenue, Bexhill-On-Sea, TN40 2PH

Offers Over
£300,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this detached bungalow occupying a large plot in a quiet residential location to the East of Bexhill. Ideally situated being less than half a mile away from Ravenside Retail Park with its shopping facilities, leisure centre, and access to Glyne Gap Beach. Bexhill Town Centre is within two miles providing further shops, restaurants, mainline railway station and seafront. The property requires full renovation and the accommodation comprises an entrance hall, a living room, a fitted kitchen, two double bedrooms and a family bathroom. The property benefits from gas central heating, double glazing, off road parking, a garage, a front garden and an extensive enclosed rear garden. There is the potential to extend into the loft and to the rear with approved planning. Viewing is highly recommended to fully appreciate all that this property offer by vendors sole agents.

Entrance Hall

17'4 x 5'4
With radiator, dado rail, picture rail, fitted cupboard, hatch to loft being insulated & partly boarded.

Living Room

14'1 x 12'1
With radiator, feature gas fire, dado rail, picture rail, double glazed bay window to the front.

Kitchen

13'5 x 10'1
Comprising range of wall & base units, worksurface, inset sink unit, space for appliances, space for cooker with extractor hood over, fitted cupboard housing consumer unit & smart meter, radiator, wall mounted gas boiler, feature porthole window, double glazed window to the side, double glazed frosted door to the rear garden.

Bedroom One

14'1 x 12'0
With radiator, feature gas fire, dado rail, picture rail, double glazed bay window to the front.

Bedroom Two

12'1 x 11'9
With radiator, double glazed window to the rear.

Bathroom

7'1 x 5'6
Comprising bath with mixer tap, shower attachment & folding screen, low level w.c, pedestal wash hand basin, partly tiled walls, radiator, double glazed frosted window to the rear.

Outside

To the front there is an area of lawn with a pathway, a driveway providing off road parking leading to a prefab garage. To the rear there is a large garden being mainly laid to lawn, a patio area, mature trees & shrubs, a greenhouse, a shed being enclosed by fencing with gated side access.

Garage

24'2 x 8'1
With up & over door, window to the side, door to the rear garden.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

