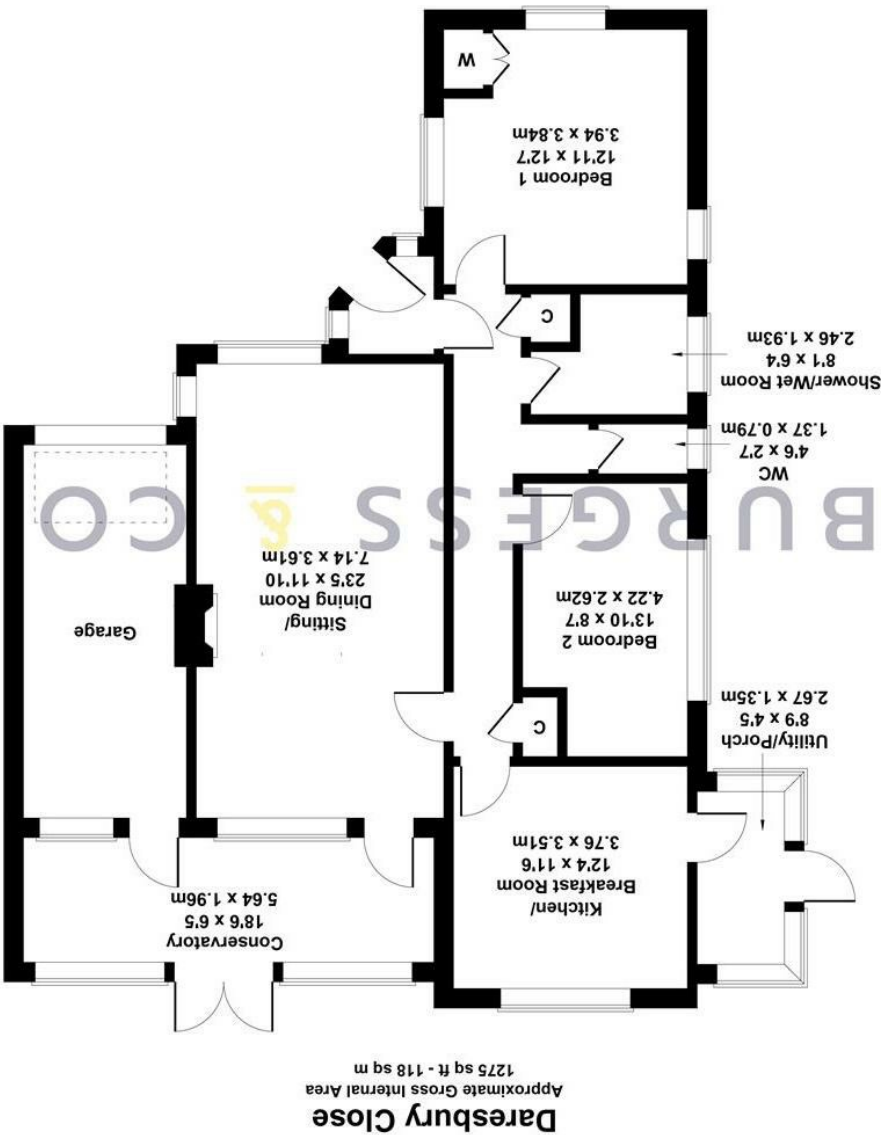


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BURGESS & CO.  
01424 222255

2 Daresbury Close, Bexhill on Sea, TN39 4DR

£399,950 Freehold





A charming and delightful two double bedroom detached bungalow, situated in this quiet Cul-de-Sac location with just a small number of properties. This property offers bright, spacious and airy accommodation throughout comprising entrance porch, spacious entrance hall, lounge/diner, conservatory, modern kitchen/breakfast room, utility room, two double bedrooms, modern fitted bathroom/WC and modern fitted separate WC. To the outside, there are gardens to both the front and the rear with the rear being sunny and south facing, two driveways providing off-road parking for several vehicles, integral single garage and car port. The property further benefits from double glazing throughout, gas boiler and radiators as well as new carpets.

uPVC Double Glazed Door

leading into:

Entrance Porch

with light, tiled floor, further obscure glass double glazed door leading to:

Entrance Hall

with loft hatch giving access to loft space, built in cupboard with hanging rail and further shelving above, airing cupboard with wooden slatted shelving, radiator.

Lounge/Dining Room

23'5" x 11'0"

pleasant triple aspect overlooking front, side and rear gardens, attractive fire with brick built surround and tiled hearth, four wall light points, two radiators, double glazed door leading to

Conservatory

18'6 x 6'5

being double glazed with polycarbonate roof, enjoying a pleasant outlook over the southerly facing rear garden, radiator, double glazed French door leading out to rear garden.

Modern Kitchen/Breakfast Room

11'6" x 12'4"

pleasant outlook overlooking southerly facing rear garden, one and a half drainer stainless steel sink unit with mixer taps and having cupboards under, new worksurfaces with drawers and cupboards under and concealed lighting above, range of wall mounted shelved storage cupboards, new integrated eye level oven and grill, integrated four ring gas hob with extractor hood above, partly tiled walls, tile effect flooring, space for fridge/freezer, chrome wall mounted heated towel rail, cupboard housing wall mounted gas boiler, new flooring, uPVC part double glazed door leading to:

Utility Room

8'9" x 4'5"

space and plumbing for washing machine, further under counter appliance space, area of work surface, tile effect flooring, further shelved storage cupboard with work surface above.

Bedroom One

12'11" x 12'7"

pleasant triple aspect, built in double wardrobe with hanging and shelving, radiator.

Bedroom Two

13'10" x 8'7"

double wardrobe with hanging and shelving and mirror fronted doors, radiator.

Modern Bathroom/WC

with suite comprising panelled bath with mixer taps and Mira sport shower above and glass screen, partially inset wash hand basin with mixer tap and storage beneath, low level WC, extractor fan, tiled walls, tiled floor.

Separate WC

with low level WC, radiator.

Outside

The property enjoys the benefit of gardens to both the front and the rear. To the front there is area of lawn and flowerbeds with a variety of plants and shrubs. To one side there is a driveway with off-road parking leading to an integral single garage and to the other side there is a further driveway with double wrought iron gates leading to a car port. To the rear you have a beautiful private and sunny south facing garden offering a high level of seclusion, being principally laid to lawn and being screened by fencing, there is area of patio and beds with a variety of plants, shrubs and trees

throughout There is two good sized timber built garden sheds both benefiting from electric and light and there is a further smaller timber built garden storage unit. There is outside lighting and gated pedestrian access to both sides.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(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	

