



BURGESS & CO.
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12 Crofton Park Avenue, Bexhill-On-Sea, TN39 3SE

£435,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow in need of updating throughout but situated in a mature, quiet and sought after residential area in West Bexhill. Ideally located being under 2 miles from Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and seafront. Little Common Village is under a mile away with further shops, doctors surgery, and sought after primary school. The accommodation is arranged to provide a porch leading into an entrance hall, an 18ft living room, a dining room, a kitchen, a utility room, a separate w.c, a family bathroom, two double bedrooms and a further single bedroom. The property benefits from double glazing, gas central heating, ample off road parking with integral single garage, and to the rear there is a enclosed mature garden being mainly laid to lawn. Viewing is recommended to fully appreciate all this property has to offer.

Porch

Door to

Entrance Hall

With radiator,

Living Room

18'4 x 12

With radiator, feature gas fire, two double glazed slit windows to side, double glazed window to rear.

Dining Room

12'10 x 7'10

With radiator, double glazed window to rear. Door to

Kitchen/Utility Room

18'6 x 11'0

Comprising a matching wall & base units, worksurface, inset sink unit, tiled splashbacks, space for hob and oven, space for white goods, storage cupboards, double glazed window to the rear. Door to utility area comprising a matching wall & base units, worksurface, inset sink unit, single glazed slit window to side, double glazed window and door to rear.

Bedroom One

12 x 12

With radiator, fitted wardrobes, double glazed window to front.

Bedroom Two

11'8 x 10'4

With radiator, double glazed window to front.

Bedroom Three

11'6 x 6'11

With radiator, double glazed window to side.

Bathroom

Comprising bath with shower attachment, wash hand basin, low level w.c, cupboard housing water tank, partly tiled walls, towel radiator, double glazed frosted window to the side.

Separate W.C.

Comprising low level w.c, wash hand basin, double glazed frosted window to the side.

Garage

16'9 x 8'10

With up & over door, single glazed window & door to the rear.

Outside

To the front there is a block paved driveway providing off road parking leading to a garage and large lawn area. To the rear there is a patio area, access to both sides, water tap, a large area of lawn with with flowerbeds housing mature shrubs & trees, being enclosed by mature hedging.

NB

Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

