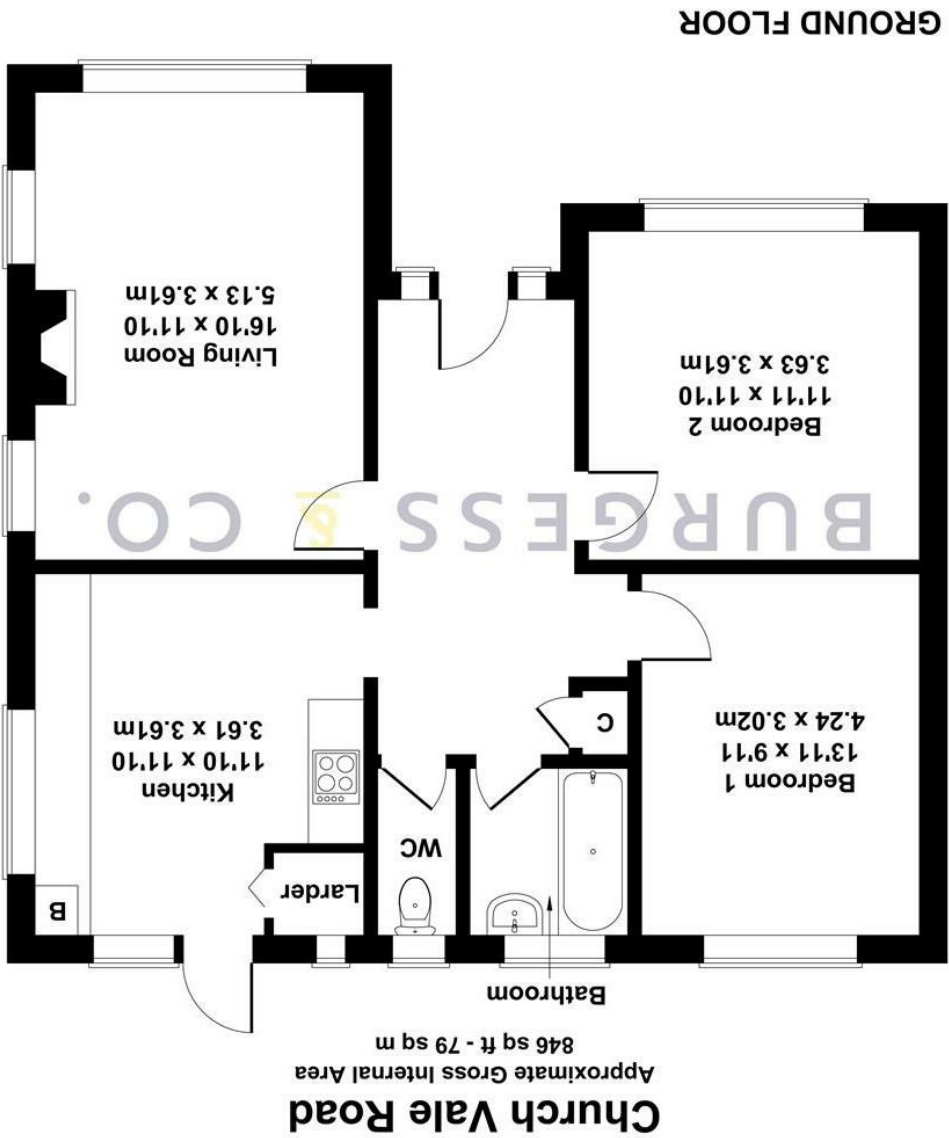




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BURGESS & CO.
01424 222255

29 Church Vale Road, Bexhill-On-Sea, TN40 2ED

Offers Over
£335,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this charming, bright and spacious detached bungalow occupying a good size plot in a quiet residential area. Situated in the sought after Chantry area of Bexhill being within 1 mile of Bexhill Town Centre with its array of amenities, restaurants, mainline railway station, seafront and the iconic De La Warr Pavilion. The accommodation comprises a spacious entrance hall, living room, fitted kitchen/diner, two double bedrooms and a fitted bathroom/w.c. Further benefits include newly fitted gas central heating, upgraded wiring, double glazing and newly decorated internally as well as externally. To the front there is a shingle driveway providing ample off-road parking with access to a single garage, and there are steps leading up to the front door. There are also good sized gardens to both the front and rear. Viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

With radiator, loft hatch, airing cupboard with plumbing for washing machine.

Living Room

16'10 x 11'10
With radiator, feature fireplace, hatch to kitchen, two double glazed slit windows to the side, double glazed window to the front.

Kitchen/Diner

11'10 x 11'10
Comprising matching range of wall & base units, worksurface, inset sink unit, fitted electric hob with extractor hood over, fitted oven, space for appliances, storage cupboard, wall mounted Glow-worm boiler, double glazed window to the side & rear, double glazed door to the rear.

Bedroom One

13'11 x 9'11
With radiator, double glazed window to the rear.

Bedroom Two

11'11 x 11'10
With radiator, single glazed window to the front.

Bathroom

Comprising bath with shower over, pedestal wash hand basin, towel radiator, double glazed frosted window to the rear.

Separate W.C

Comprising low level w.c, double glazed frosted window to the rear.

Outside

To the front there is a driveway providing off road parking leading to a garage, an area of lawn, pathway with steps up to the front door, flowerbeds housing mature plants & hedges. To the rear there is a pebbled seating area, an area of lawn, mature shrubs & hedges, gated side access and the garden enjoys privacy.

Garage

With up & over door and a new roof.

NB

The property comes with new gutters, fascias and soffits. Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

