



BURGESS & CO.  
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27 Windmill Drive, Bexhill-On-Sea, TN39 4DG

£365,000 Freehold





Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow situated in a sought after quiet residential area of Bexhill. Ideally located being within close proximity to local amenities, post office, popular schools and Bexhill Downs. Bexhill Town Centre is circa 1 mile away with its array of shopping facilities, restaurants, mainline railway station and seafront. The accommodation is arranged to provide an entrance hall, a 17'9ft lounge, a fitted kitchen, three double bedrooms, a modern shower room and a separate toilet. The property benefits from gas central heating, double glazing and ample off road parking. A particular feature is the garden that wraps around the property and has a garden area to the front with a variety of mature plants and shrubs. To one side there is a decked area with seating and timber shed. To the rear there is a further landscaped area of garden with patio area, a raised decked area with summerhouse and a variety of plants, shrubs and trees. Viewing is essential to fully appreciate all that this property has to offer.

Entrance Hall

With radiator, inset ceiling spotlights, wood flooring, further inner hallway with access to loft, two double glazed frosted windows, storage cupboard.

Living Room

17'9 x 12'1

With two radiators, feature gas fireplace with baxi back boiler, wood flooring, two wall lights, dual aspect with double glazed windows to the front & rear. Door to

Bedroom Three

15'8 x 7'3

This was formally the garage and had full planning permission to be converted into a room. Dual aspect room with radiator, wood flooring, built-in bookshelves, cupboard housing smart meters, double glazed windows to the front & rear aspect.

Kitchen

12'6 x 8'9

Comprising matching range of wall, base & drawer units, worksurface, inset 1 & 1/2 bowl stainless steel sink unit, tiled splashback, space for cooker, space for washing machine, space for fridge/freezer, fitted pantry, storage cupboard, radiator, double glazed window to the rear, double glazed door to the side.

Bedroom One

14'2 x 11'1

With radiator, dual aspect with double glazed window to the front & side.

Bedroom Two

10'9 x 9'1

With radiator, fitted wardrobes, double glazed window to the side.

Shower Room

5'8 x 5'6

Comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c, tiled walls, extractor fan, shaver point, inset ceiling spotlights, double glazed frosted window to the side.

Separate W.C

Comprising low level w.c with inset wash hand basin, partly tiled walls, radiator, inset ceiling spotlights, double glazed frosted window to the side.

Outside

To the front there is a driveway providing ample off road parking, an area of lawn with flowerbeds housing mature plants & shrubs, and mature hedges. To the rear there is a patio area, a raised area of decking with summerhouse and to the side there is a further area of patio, a seating area, a timber shed and gated side access.

NB

Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(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