



BURGESS & CO.
01424 222255

2 Ward Way, Bexhill-On-Sea, TN39 4HL

Offers Over
£410,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this spacious and well presented three bedroom detached bungalow, occupying a good size corner plot. Located within this popular residential area being close to Bexhill Downs and within easy reach of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, and the beautiful seafront. The accommodation comprises a good size hallway, a living room, a dining room, a fitted kitchen, a family bathroom, a separate W.C and three double bedrooms with the main benefiting from an en-suite shower room. Further benefits include gas central heating and double glazing. To the outside, the bungalow is surrounded by mature gardens and there is a driveway leading to a detached single garage. Viewing is highly recommended to fully appreciate all this property has to offer by vendors sole agents.

Entrance
Double glazed front door to

Living Room
19'4 x 11'6
With radiators, wood flooring, dual aspect with double glazed windows to the front & side upvc double glazed slidnig patio doors to the garden. Step up to

Inner Hall
With radiator, fitted cupboard, airing cupboard, hatch to loft.

Kitchen
12'9 x 9'8
Comprising a matching range of wall & base units, worksurfaces, inset stainless steel sink unit with mixer tap, fitted gas hob with extractor hood over, fitted eye level double oven, space & plumbing for appliances, tiled floor, double glazed window to the side & rear. Door to rear lobby with double glazed door to the garden.

Dining Room
12'7 x 12'3
With radiator, wood flooring, fitted wardrobe, dual aspect with double glazed window to the side & rear.

Bedroom One
14'4 x 12'1
With radiator, fitted wardrobe, double glazed bay window enjoying a southerly aspect. Door to

En-suite Shower Room
6'7 x 3'7
Comprising corner shower cubicle with Triton electric shower, wash hand basin, low level w.c, chrome heated towel radiator, partly tiled walls, tiled floor, extractor fan, borrowed light glass blocks.

Bedroom Two
14'9 x 13'3
With radiator, wood flooring, double glazed window.

Bedroom Three
12'7 x 10'1
With radiator, fitted wardrobe, wood flooring, double glazed window.

Bathroom
Comprising panelled bath with mixer tap, vanity unit with inset was hand basin, tiled floor, heated towel radiator, double glazed frosted window.

Separate W.C
Comprising low level w.c, wash hand basin, double glazed frosted window.

Outside
The property occupies a corner plot with gardens to the front, side & rear. The front & side gardens are mainly laid to lawn with flowerbed borders, a paved patio area and to the rear

there is a block paved patio leading to the back of the garage and to further enclosed area of garden being laid to lawn with hedging, garden shed and enjoying privacy.

Detached Garage
20'4 x 9'3
With up & over door, light & power, worksurfaces.

NB

Council tax band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

