



BURGESS & CO.
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29 Woodsgate Park, Bexhill-On-Sea, TN39 4DL

£425,000 Freehold



Burgess & Co are pleased to offer to the market this deceptively spacious three bedroom semi detached Larkin bungalow, situated in a favoured area of Bexhill being within close proximity to local amenities, bus services, Bexhill Downs and Bexhill Academy. Bexhill Town Centre provides a variety of shops, restaurants, the seafront with the iconic De La Warr Pavilion, and mainline railway station connecting to London. The accommodation comprises a porch, an entrance hall, a 16'9 living room, a fitted kitchen, a rear conservatory, three double bedrooms, a bathroom and a separate w.c. Further benefits include gas central heating and double glazing. To the outside there is a block paved driveway, an integral garage and a particular feature is the secluded & extensive rear garden being ideal for the keen gardener and enjoying a southerly aspect. Viewing is considered essential to fully appreciate all this bungalow has to offer.

Porch

With door to

Entrance Hall

With radiator, fitted cupboard.

Living Room

16'9 x 12'5

With radiator, feature fireplace with inset wood burner, double glazed window to the side, double glazed windows & doors leading to the Conservatory.

Kitchen

16'4 x 9'0

Comprising matching range of wall & base units, worksurface, inset stainless steel 1 & 1/2 bowl sink unit, tiled splashbacks, Range style cooker with extractor hood over, space for dishwasher, breakfast bar area, fitted cupboard, double glazed window to the side, double glazed French doors to the

Conservatory

21'5 x 8'3

With wood flooring, polycarbonate roof, double glazed windows, double glazed French doors opening to the rear garden.

Bedroom One

16'7 x 11'9

With radiator, double glazed window to the rear.

Bedroom Two

16'7 x 11'1

With radiator, double glazed bay window to the front.

Bedroom Three

10'9 x 10'9

With radiator, double glazed window to the front.

Bathroom

5'8 x 5'6

Comprising bath with shower over & screen, vanity unit with inset wash hand basin, tiled walls, double glazed frosted window to the front.

Separate W.C

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

Outside

To the front there is an area of lawn, mature shrubs, a cherry tree and a block paved driveway providing off road parking leading to an integral garage. A particular feature is the extensive rear garden being mainly laid to lawn with mature plants, shrubs & trees including plum and apple trees, a feature pergola a patio area, a gardeners toilet, a pathway and the garden enjoys a southerly aspect.

Garage

23'0 x 8'5

With double doors, window & door to the rear.

NB

Council tax band: D

Energy Efficiency Rating

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

