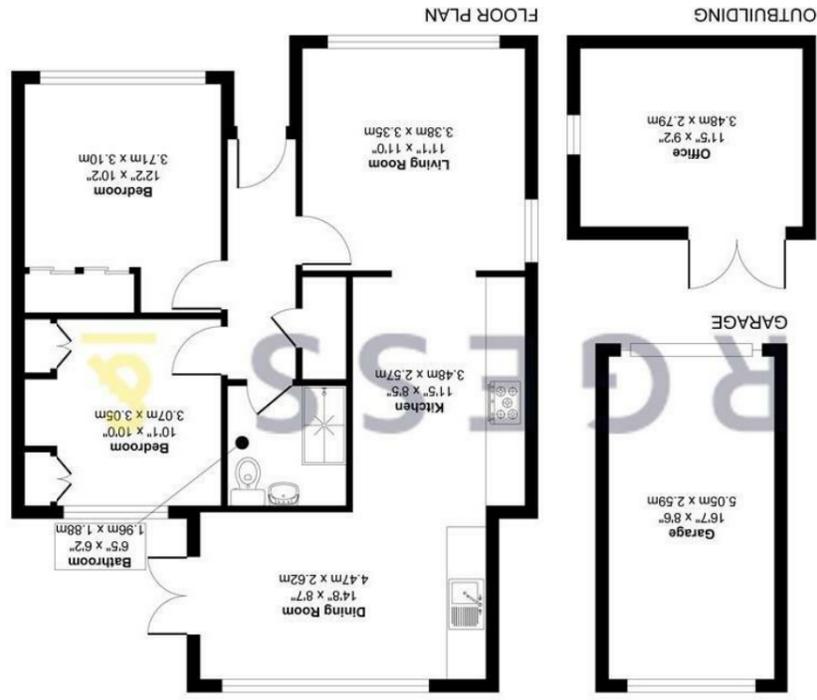




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Windmill Drive
 Approximate Gross Internal Floor Area
 941 sq. ft / 87.42 sq. m

BURGESS & CO.
 01424 222255

18 Windmill Drive, Bexhill-On-Sea, TN39 4DG

Offers In Excess Of
 £325,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this two bedroom semi 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 comprises an entrance hall, a dual aspect living room, a modern kitchen, a dining room, two double bedrooms and a shower room. Further benefits include gas central heating and double glazing. To the outside there is a tiered front garden, a driveway providing off road parking, a garage and an enclosed rear garden with detached outbuilding making an ideal home office. Viewing is highly recommended.

Entrance Hall

With radiator & decorative cover, fitted cupboard.

Living Room

11'1 x 11'0

With two radiators, dual aspect with double glazed windows to the front & side. Opening to

Kitchen

11'5 x 8'5

Comprising matching range of wall, base & drawer units, work surface, tiled splashbacks, inset gas hob with extractor hood over, fitted eye level oven, integrated microwave, integrated fridge/freezer, space for washing machine, plinth lighting.

Dining Room

14'8 x 8'7

Comprising matching range of wall, base & drawer units, work surface, inset stainless steel sink unit, tiled splashbacks, space for washing machine, plinth lighting, space for table & chairs, double glazed window to the rear, double glazed French doors leading to the garden.

Bedroom One

12'2 x 10'2

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

Bedroom Two

10'1 x 10'0

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

Shower Room

6'5 x 6'2

Comprising shower cubicle, wall mounted wash hand basin, low level w.c, tiled walls, extractor fan.

Outside

To the front there is a tiered garden with flowerbeds housing plants, central steps and a driveway providing off road parking leading to a garage. To the rear there is a patio area, a raised area of lawn, flowerbed borders, a timber shed, being enclosed by fencing. Access to an

Outbuilding

11'5 x 9'2

With double glazed window to the side, double glazed French doors.

Garage

16'7 x 8'6

With up & over door, window to the rear, door to the side.

NB

Council tax band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

