



BURGESS & CO.
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7 Crofton Park Avenue, Bexhill-On-Sea, TN39 3SE

£425,000 Freehold



****CHAIN FREE **** Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in a quiet and sought after residential area in West Bexhill. Ideally located being under 2 miles from the Town Centre with its array of shopping facilities, restaurants, mainline railway station and seafront. Little Common Village is under a mile away with further shops, doctors surgery, and sought after primary school. The accommodation comprises an entrance hall, a living room, a conservatory, a fitted kitchen/dining room, two double bedrooms, a further single bedroom, and a family bathroom. The property benefits from double glazing and gas central heating. To the outside there is a front garden, a driveway providing off road parking leading to a single garage, and to the rear there is a delightful enclosed mature garden being mainly laid to lawn. Viewing is recommended to fully appreciate all this property has to offer.

Entrance Hall

21'2 x 7'8

With radiator, storage cupboard, loft hatch.

Living Room

18'3 x 12'1

With two radiators, feature fireplace, dual aspect with double glazed windows to the side & rear. Double glazed sliding door opening to

Conservatory

12'1 x 8'5

With polycarbonate roof, windows to all sides, obscure glass door leading to the rear garden.

Kitchen/Dining Room

16'8 x 14'6

Comprising matching range of wall & base units, worksurfaces, inset sink unit, cooker with extractor hood over, space & plumbing for washing machine & dishwasher, space for appliances, radiator, space for table & chairs, two double glazed windows to the rear, double glazed frosted door to the side.

Bedroom One

14'3 x 12'2

With radiator, built-in wardrobes, double glazed window to the front.

Bedroom Two

11'8 x 10'5

With radiator, double glazed window to the front.

Bedroom Three

11'7 x 7'2

With radiator, double glazed window to the side.

Bathroom

8'6 x 8'1

Comprising panelled bath with shower attachment, walk-in shower cubicle, low level w.c, pedestal wash hand basin, bidet, heated towel radiator, radiator, double glazed frosted window to the side.

Garage

17'0 x 8'3

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

Outside

To the front the garden is laid to lawn with pathway, a block paved driveway providing off road parking leading to a garage. To the rear the garden is mainly laid to lawn with patio area, a timber shed, a summerhouse and to the side there is a greenhouse, a further shed and the garden is enclosed by fencing with side access.

NB

Council tax band: E

