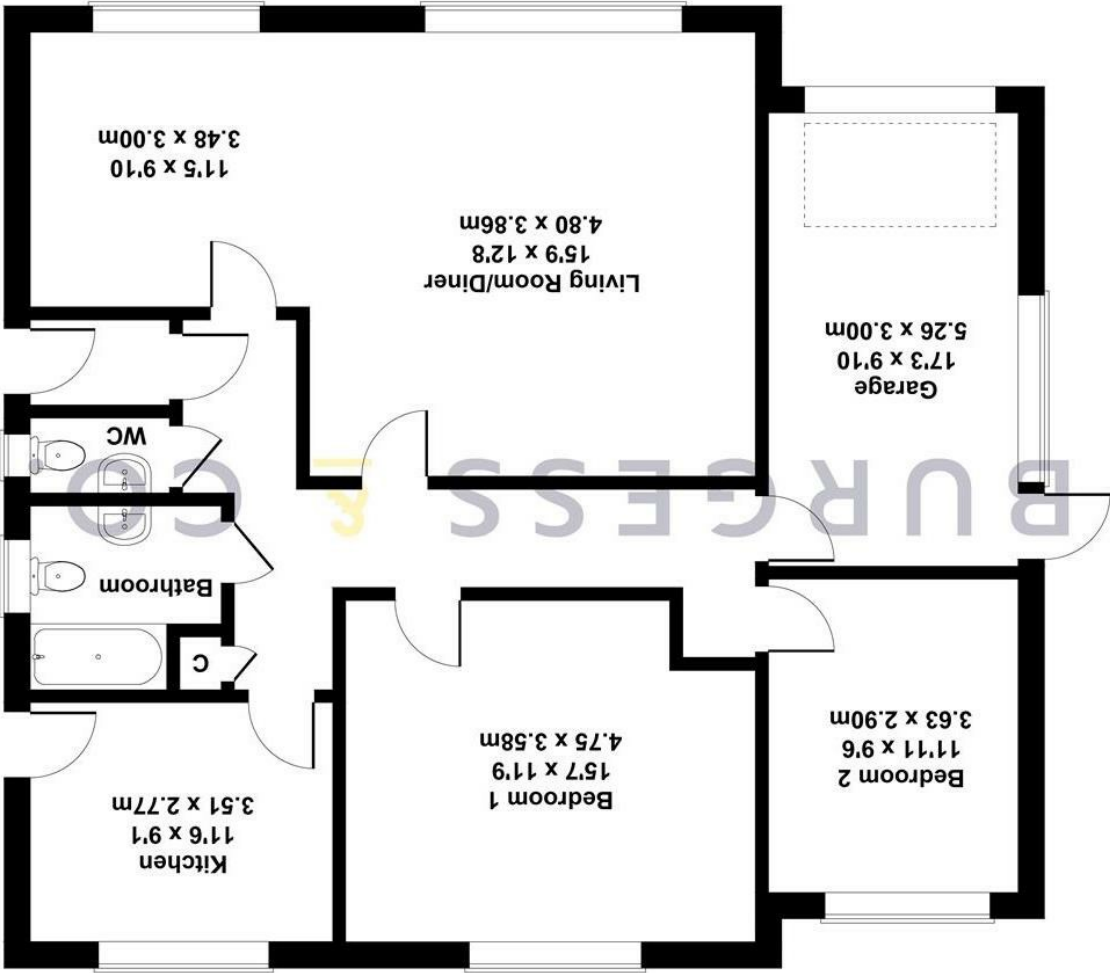


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BURGESS & CO.  
01424 222255

22 Hillborough Close, Bexhill-On-Sea, TN39 3TW

Offers In Excess Of  
£355,000 Freehold





Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in a highly sought after quiet residential close in Little Common. Ideally located being a short walk from Little Common Village with various shops, restaurants and doctors surgery. Bexhill Town Centre is within 2 miles providing further array of shopping facilities, restaurants, mainline railway station and the iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a living/dining room, a fitted kitchen, two double bedrooms, a family bathroom and a separate cloakroom. The property benefits from double glazing, gas central heating, ample off road parking leading to an integral garage and charming front and rear gardens. Viewing is highly recommended to fully appreciate all this property has to offer with the vendors sole agents.

Porch

With door to

Entrance Hall

With radiator, loft hatch, airing cupboard.

Living Area

15'9 x 12'8

With radiators, double glazed window to the front.  
Opening to

Dining Area

11'5 x 9'10

With radiators, double glazed window to the front.

Kitchen

11'6 x 9'1

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, space for cooker, extractor hood, space for appliances, space for small table, wall mounted Vaillant boiler, radiator, double glazed window to the rear, double glazed door to the side.

Bedroom One

15'7 x 11'9

With radiator, double glazed window to the rear.

Bedroom Two

11'11 x 9'6

With radiator, double glazed window to the rear.

Bathroom

Comprising bath with shower attachment, low level w.c, pedestal wash hand basin, radiator, tiled walls, double glazed frosted window to the side.

Separate W.C

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

Garage

17'3 x 9'10

With electric up & over door, space for appliances, double glazed window & door to the side.

Outside

To the front, area of lawn, off road parking, path to side door. To the rear there is an area of lawn, garden shed, side access to both sides, mature hedging & shrubs, immaculate.

NB

Council tax band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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

