



BURGESS & CO.
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45 College Road, Bexhill-On-Sea, TN40 1TN

£375,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious three bedroom detached bungalow, now in need of some modernisation and situated in the popular residential area of Penland Wood. Ideally located being within easy access to Bexhill Town Centre with mainline railway station, shopping facilities, restaurants and seafront. Ravenside Retail Park is also a short walk away providing further shopping facilities and leisure centre. The accommodation comprises a porch, an entrance/dining hall, a living room, a kitchen, a conservatory, three bedrooms, a bathroom and a separate w.c. Further benefits include gas central heating and double glazing. To the outside there is a front garden, a blocked paved driveway providing off road parking leading to an integral garage and to the rear, there is a secluded and enclosed north facing garden being mainly laid to lawn with a patio area. Viewing is highly recommended to appreciate all that this property has to offer.

- Porch**

6'5 x 5'6

With window to the front, wooden door to
- Entrance/Dining Hall**

12'7 x 11'5

With radiator, frosted borrowed light window, sliding frosted door to
- Living Room**

14'9 x 12'1

With two radiators, feature gas fire, double glazed window to the front & both sides.
- Kitchen**

12'1 x 8'5

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, fitted Bosch electric hob with extractor hood over, fitted Bosch oven, two pantry cupboards, double glazed window & door to
- Conservatory**

12'7 x 10'9

With polycarbonate roof, double glazed windows, double glazed door to the rear garden.
- Inner Hall**

With radiator, airing cupboard.
- Bedroom One**

12'7 x 10'3

With radiator, fitted wardrobes, double glazed window to the rear.
- Bedroom Two**

10'9 x 8'9

With radiator, fitted wardrobes, double glazed window to the rear.
- Bedroom Three**

9'3 x 6'9

With radiator, tiled shower cubicle, fitted wardrobes, double glazed window to the rear.
- Separate W.C**

Comprising low level w.c, wash hand basin, vanity mirror, radiator, double glazed frosted window to the rear.
- Bathroom**

7'4 x 5'6

Comprising bath with mixer tap & shower attachment, low level w.c, pedestal wash hand basin, vanity mirror, radiator, access to loft being insulated & partially boarded, double glazed frosted window to the side.
- Garage**

18'0 x 8'8

With electric roller door, consumer unit, Worcester boiler, access to loft being insulated & boarded with drop down ladder.
- Outside**

To the front there is an area of lawn, a pathway, mature shrubs & hedges, a block paved driveway providing off road parking leading to the garage and gated side access. To the rear the garden is mainly laid to lawn with patio area, flowerbeds housing mature shrubs & trees, being enclosed by fencing.

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		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

