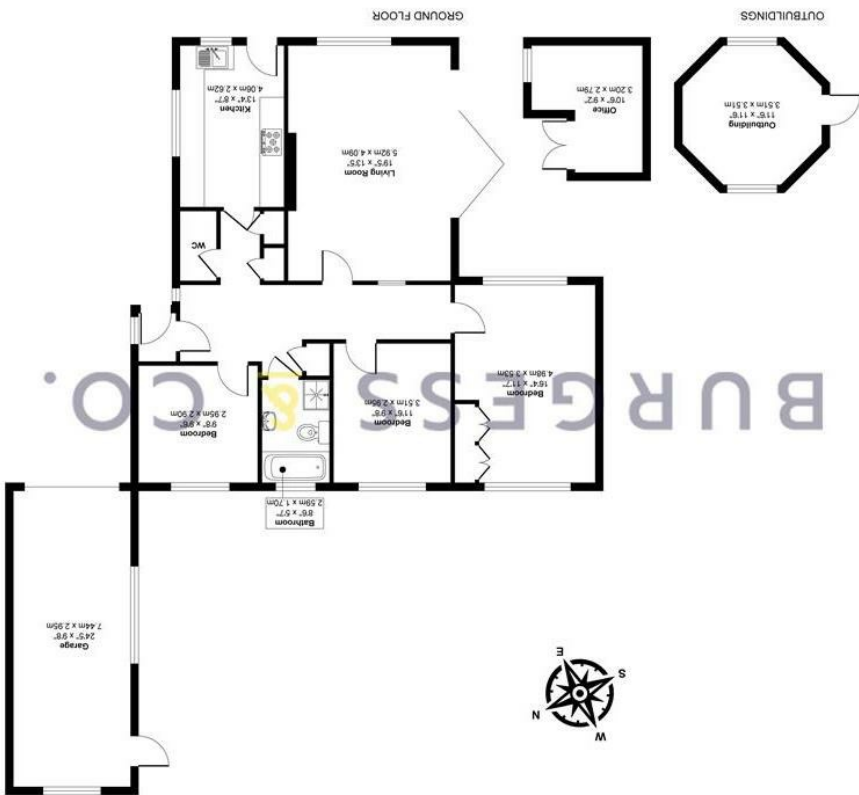




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Hastings Rd
Approximate Gross Internal Floor Area
1471 sq. ft / 136.66 sq. m

BURGESS & CO.
01424 222255

13a Hastings Road, Bexhill-On-Sea, TN40 2FQ

£550,000 Freehold



Burgess & Co are delighted to bring to the market this extremely unique and exclusive detached bungalow situated in very private setting. Ideally located being close to Bexhill Old Town with convenience shop, doctors surgery and being on a bus route. Bexhill Town Centre is within 1 mile with its array of shopping facilities, restaurants, mainline railway station and seafront. The property is accessed via a driveway that crosses a neighbouring property, but has a right of way over it, leading to a private parking area. The accommodation is arranged to provide an entrance hall, a living room, a kitchen, a cloakroom, three bedrooms and a family bathroom. The property benefits from double glazing, gas central heating, solar panels, and wood burning stove. To the outside there is ample off road parking, a garage, a decked area, a home office/cabin (with insulation, power and lighting), a lawned area, and a further 'Nordic style' wooden cabin with firepit. Viewing is essential to fully appreciate all that this property has to offer.

- Porch**

With double glazed window, door to
- Entrance Hall**

With radiator, three fitted cupboards, access to loft.
- Cloakroom**

Comprising low level w.c, wash hand basin, vanity unit with inset wash hand basin, partly panelled walls, double glazed frosted window to the side.
- Kitchen**

13'4 x 8'7
fitted with a range of white gloss wall and base units, worksurface with inset sink unit, gas hob with extractor over, integrated eye level double oven, integrated fridge/freezer, space and plumbing for washing machine and dish washer, part tiled walls, windows to side and front aspect, door to front.
- Living/Dining Room**

19'5 x 13'5
With radiator, feature fireplace with inset wood burning stove, double glazed window to the front, double glazed bi-fold doors to the side.
- Bedroom One**

16'4 x 11'7
With two radiators, fitted wardrobes, dual aspect with double glazed window to the front & rear.
- Bedroom Two**

11'6 x 9'8
With radiator, double glazed window to the rear.
- Bedroom Three**

9'8 x 9'6
With radiator, double glazed window to the rear.
- Bathroom**

8'6 x 5'7
Comprising panelled bath with mixer tap & shower attachment, separate walk in shower cubicle, low level w.c, vanity unit with inset was hand basin, tiled walls, radiator, double glazed frosted window to the rear.
- Outside**

To the front there is a driveway leading to off road parking for several vehicles and a garage, an area of lawn, and flowerbeds housing mature plants & shrubs being enclosed by hedging. To the side there is a paved patio area and to the rear there is a further paved patio area, lawn area, and various mature trees & shrubs. There are also solar panels on the roof that are owned outright.
- Home Office**

10'6 x 9'2
Accessed via composite decking from the main property, with insulation, electric radiator, inset ceiling spotlights, electric points, wifi connectivity, and double glazed windows.
- Outbuilding**

11'6 x 11'6
Nordic style wood cabin/hut with insulation, seating and a central firepit/barbeque with flue.
- Garage**

24'5 x 9'8
With electric roller door, two windows & personal door to the garden.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	88
(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

