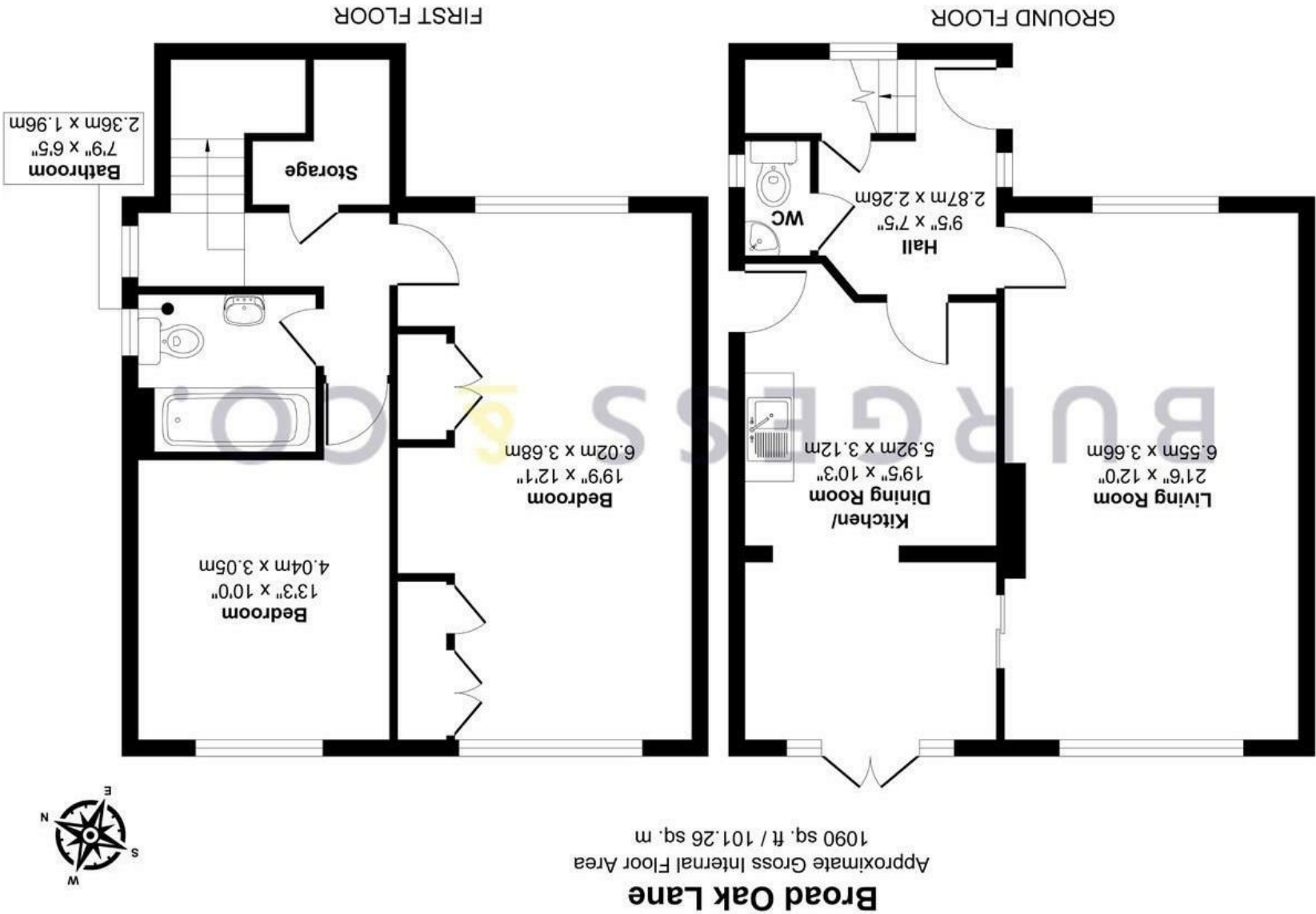




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BURGESS & CO.
01424 222255

42 Broad Oak Lane, Bexhill-On-Sea, TN39 4LH

Offers Over
£380,000 Freehold



Burgess & Co are delighted to bring to the market this RARELY available detached house located in a popular residential area to the West of Bexhill and close to both Broad Oak Park & Bexhill Downs. Ideally situated being close to Little Common Village with convenience shops, doctors surgery, restaurants and popular primary school. Bexhill Town Centre is within 2 miles with its array of shops, mainline railway station, restaurants and seafront. The accommodation comprises an entrance hall, a spacious living room, a fitted kitchen leading through to a dining area, and a downstairs cloakroom. To the first floor there are two double bedrooms with scope to create a third (subject to the usual consents) and a family bathroom. The property benefits from gas central heating and double glazing. To the outside there is off road parking, and a particular feature is the enclosed and extensive SOUTH WESTERLY facing rear garden being mainly laid to lawn with well stocked mature plants, shrubs and trees. The property must be viewed to fully appreciate all that it has to offers and also the opportunity to be able to update it to your individual requirements.

Entrance Hall
9'5 x 7'5
With radiator, stairs to first floor, understairs storage with meters & fuse box, original window with secondary glazing, double glazed window.

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

Living Room
21'6 x 12'0
With radiator, feature fireplace with gas fire, two feature double glazed porthole windows to the side, double glazed window to the front, double glazed window to the rear. Pocket door to

Dining Room
With two radiators, double glazed door to the rear garden. Archway to

Kitchen
19'5 x 10'3
Comprising matching range of wall & base units, worksurface, inset sink unit, free standing cooker, tiled splashbacks, space for appliances, radiator, two double glazed windows to the side, double glazed door to the side.

First Floor Landing
With radiator, storage cupboard with Baxi boiler, loft access, double glazed frosted window to the side.

Bedroom One
19'9 x 12'1
With two radiators, fitted wardrobes, double glazed window to the front & rear.

Bedroom Two
13'3 x 10'0
With radiator, double glazed window to the rear.

Family Bathroom
7'9 x 6'5
Comprising bath with shower over, low level w.c, pedestal wash hand basin, tiled walls, radiator, fitted cupboard, double glazed frosted window to the side.

Outside
To the front there is a sloped driveway providing off road parking as well as flowerbeds housing mature trees & shrubs. To the rear there is a south-west facing garden being mainly laid to lawn with pathway, mature trees & shrubs, a pond, a wall wild meadow area, a greenhouse, a garden shed, an additional shed, water butts & pipes providing self filtration/feeding.

NB
Council tax band: D

