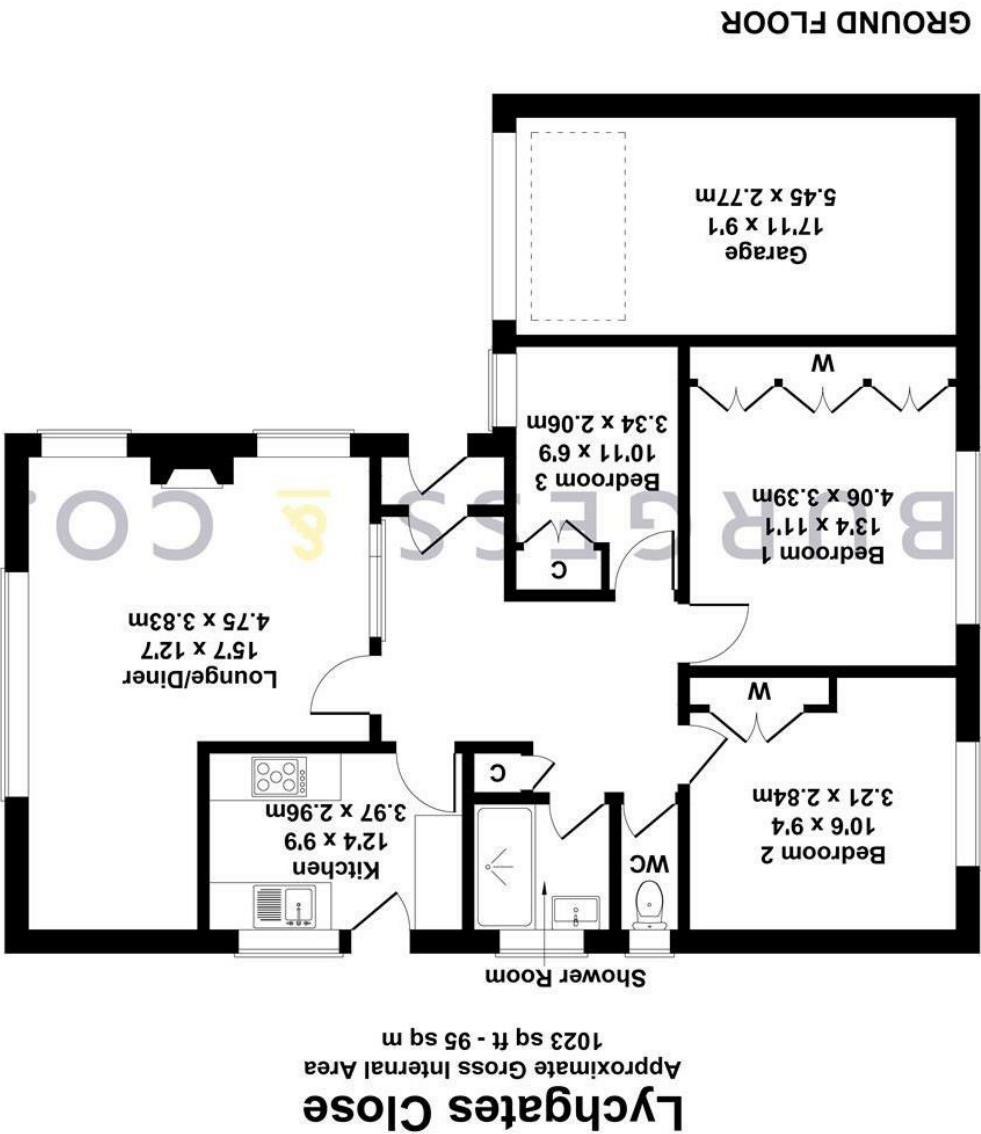


Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



BURGESS & CO.
01424 222255

26 Lychgates Close, Bexhill-On-Sea, TN40 2EW

£375,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this three bedroom linked-detached bungalow, occupying a large plot and situated in a sought after location of Chantry being within close driving distance to Bexhill Town Centre with its array of amenities, restaurants, mainline railway station, seafront and the iconic De La Warr Pavilion. The accommodation comprises entrance hall, lounge/diner, fitted kitchen, three bedrooms with fitted wardrobes, a fitted shower room and separate w.c. Further benefits include gas central heating and double glazing. To the outside there is a well maintained front garden, a driveway providing off road parking, access to a single integral garage and to the rear there is an enclosed garden being mainly laid to patio & lawn, enjoying a sunny aspect. Viewing is highly recommended by vendors sole agents.

Porch

With double glazed window & door to the front, single glazed window & door to

Entrance Hall

With radiator, storage cupboard, airing cupboard, single glazed borrowed light windows to lounge.

Lounge/Diner

15'7 x 12'7

With radiator, gas/electric fire, double glazed window to the front, two double glazed windows to the side.

Kitchen

12'4 x 9'9

Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, tiled splashbacks, fitted gas hob, extractor hood, fitted eye level double oven, integrated microwave, radiator, tiled floor, double glazed window to the side, double glazed frosted door to the side.

Bedroom One

13'4 x 11'1

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

Bedroom Two

10'6 x 9'4

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

Bedroom Three

10'11 x 6'9

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

Shower Room

Comprising shower cubicle, pedestal wash hand basin, heated towel radiator, tiled walls, double glazed frosted window to the side.

Separate W.C

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

Outside

To the front there is an area of lawn, flowerbeds with mature shrubs and a driveway providing off road parking leading to a garage. To the rear there is a raised area of lawn & patio, a further area of patio & lawn, mature shrubs, a summer-house and the garden is enclosed by fencing.

Garage

17'11 x 9'1

With up & over door.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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

