

01424 222255

Burgess & Co are delighted to present to the market this bright and spacious three bedroom detached bungalow, ideally situated in a quiet residential area and within close proximity to Little Common Village with its sought after primary school and local amenities. The bungalow is also within walking distance of Highwoods Golf Course and close driving distance to Bexhill Town Centre with its array of amenities, mainline railway station, seafront and beautiful beaches. This immaculate property comprises entrance hall, large lounge with south facing views, separate dining room, modern fitted kitchen/breakfast room, en-suite shower room to the main bedroom and family bathroom. Further benefits include gas central heating, double glazing and a superb standard of decoration throughout. To the outside there is a sunny surrounding garden with a mixture of lawn, decking and patio areas and to the front there is a large driveway giving access to a single garage as well as a tiered landscaped garden. Viewing highly recommended by vendors sole agents.

Entrance Hall

With two storage cupboards with gas meter, alarm system, two radiators, digital thermostat, hatch with drop down ladder to loft being partially boarded & insulated with power.

Lounge

20'0 x 12'8

With radiator, feature fireplace with wooden surround, dado rail, dual aspect with double glazed bay window to the front, double glazed window to the side.

Dining Room

14'10 x 12'4

With panelled cladding, radiator, space for table & chairs, fitted cupboards, double glazed bi-fold doors to the garden.

Kitchen/Breakfast Room

18'4 x 10'0

Comprising a range of wall & base units, wood effect worksurfaces, sink unit, tiled splashbacks, free standing cooker with gas hob & extractor hood, integrated Bosch washing machine, space for standing fridge/freezer, space for table & chairs, radiator, Potterton combi boiler, double glazed window, double glazed frosted door to outside.

Bedroom One

18'9 x 12'10

With radiator, range of fitted wardrobes, double glazed window to the side. Door to

En-suite Shower Room

Comprising shower cubicle with waterfall shower head with sliding glass door, pedestal wash hand basin, low level w.c, partly tiled walls, radiator, towel rail, ceiling spotlights, extractor fan, double glazed frosted window to the rear.

Bedroom Two

18'8 x 9'8

With radiator, fitted wardrobes, double glazed window to the rear.

Bedroom Three

12'0 x 6'7

With radiator, fitted wardrobes, double glazed window to the side.

Family Bathroom

9'3 x 6'7

Comprising bath with chrome mixer tap & shower attachment, fitted shower cubicle being fully tiled with Triton electric shower, vanity unit with wash hand basin & chrome mixer tap, partly tiled walls, radiator, chrome towel rail, comfort w.c, double glazed frosted window to the side.

Outside

To the front there is a sloped block paved driveway providing off road parking, leading to a single garage with electric up & over door and power. There is a landscaped & tiered area of

garden with retaining brick wall as well as side access to both sides. To the rear there is a small area of lawned garden, wooden shed, personal door to the garage and to the side, there is an area of lawn, a patio area with dwarf brick wall and a raised area of decking.

NB

Council tax band: D

