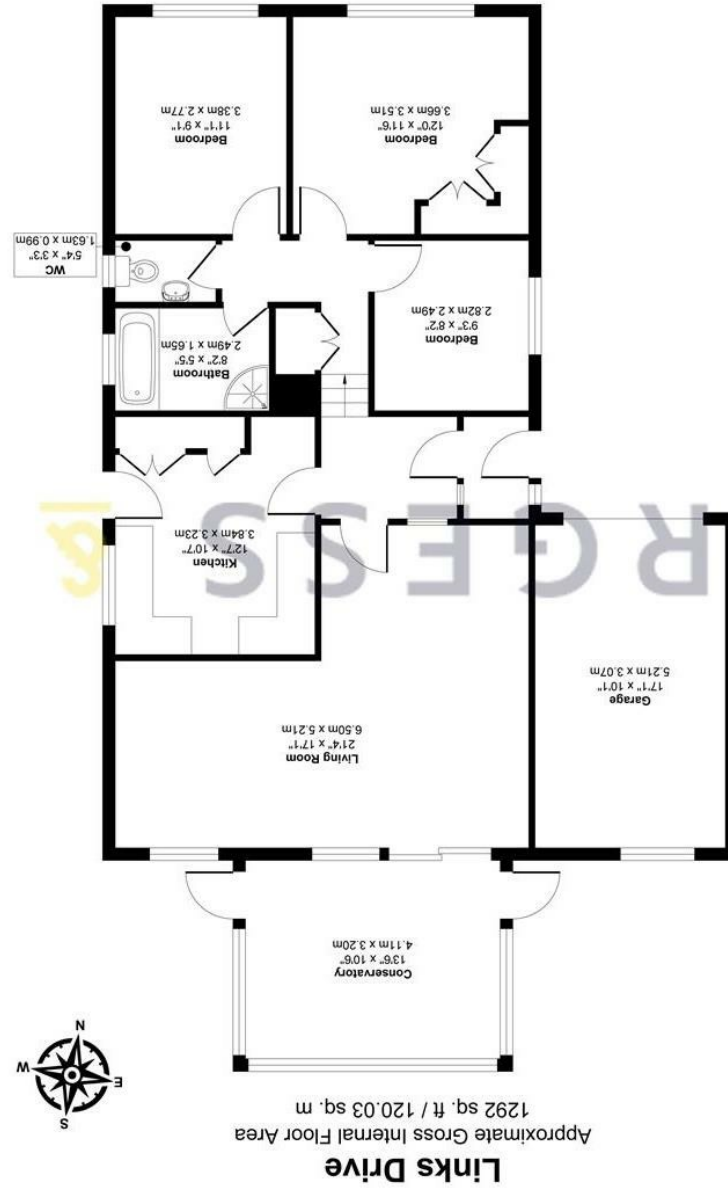


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BURGESS & CO.
 01424 222255

59 Links Drive, Bexhill-On-Sea, TN40 1TE

£395,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in the sought after Penland Wood area. Ideally located within close proximity to Bexhill Town Centre with its array of amenities, shops, restaurants, bus services, mainline railway station and seafront with the iconic De La Warr Pavilion. Ravenside Retail Park is also within a mile away providing further shops & leisure facilities. The accommodation comprises a porch, an entrance hall, a living/dining room, a rear conservatory, a fitted kitchen, three bedrooms, a bathroom and a separate w.c. Further benefits include double glazing, gas central heating and to the outside there is a paved front garden, a driveway, a garage and an enclosed rear garden enjoying a southerly aspect. Viewing is highly recommended.

Porch

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

Entrance Hall

With radiator, loft hatch, steps to Inner Hall.

Living/Dining Room

21'4 x 17'1

With two radiators, feature fireplace, serving hatch to kitchen, borrowed light window, double glazed window to the rear, double glazed patio door to

Conservatory

13'6 x 10'6

With double glazed windows, double glazed door to both sides.

Kitchen

12'7 x 10'7

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, space for cooker, space for appliances to include washing machine, tumble dryer & fridge/freezer, central island, double glazed window & door to the side.

Inner Hall

With fitted cupboard.

Bedroom One

12'0 x 11'6

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

Bedroom Two

11'1 x 9'1

With radiator, double glazed window to the front.

Bedroom Three

9'3 x 8'2

With radiator, double glazed window to the side.

Bathroom

8'2 x 5'5

Comprising panelled bath with shower attachment, corner shower cubicle, vanity unit with inset wash hand basin, chrome heated towel radiator, tiled walls & floor, double glazed frosted window to the side.

Separate W.C

5'4 x 3'3

Comprising low level w.c, vanity unit with inset wash hand basin, tiled walls & floor, radiator, double glazed frosted window to the side.

Garage

17'1 x 10'1

With electric roller door, window to the rear.

Outside

To the front there is a paved area of garden, flowerbed borders, steps lead down to the entrance, a driveway providing off road parking leading to a garage and gated side access. To the rear there is a paved patio area, a paved pathway, an area of lawn, flowerbed borders housing mature plants & shrubs, a timber shed, steps lead down to a further area of garden, being enclosed by fencing and enjoying a southerly aspect.

NB

Council tax band: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	