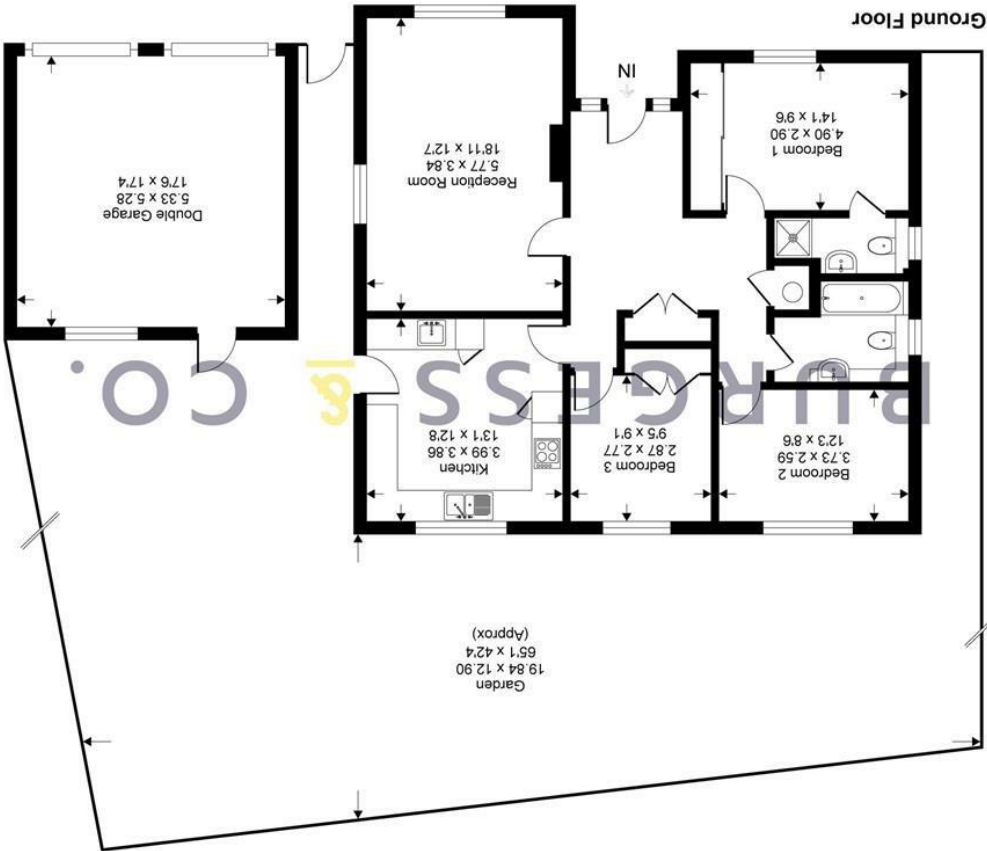




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Approximate Gross Internal Area = 97.2 sq m / 1047 sq ft (excludes garage)

Fairfield Chase, TN39

BURGESS & CO.
01424 222255

38 Fairfield Chase, Bexhill-On-Sea, TN39 3YD

£400,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this three bedroom detached bungalow, situated in a sought after residential Cul-de-Sac in West Bexhill. Ideally located within easy reach of the amenities in Bexhill Town Centre, Collington railway station as well as the beautiful seafront and promenade. The property offers a large entrance hall with sizeable storage cupboard, a spacious living room, a fitted kitchen/diner, three good size bedrooms, en-suite shower room to bedroom one and a fitted family bathroom. The property additionally benefits from gas central heating and double glazing. To the outside there is an area of garden to the front, a driveway providing off road parking, leading to a DOUBLE GARAGE and to the rear there is an area of garden being mainly laid to lawn with a patio area. Viewing highly recommended by vendors sole agents.

Entrance Hall

With radiator, storage cupboard, loft hatch.

Living Room

18'11 x 12'7

With two radiators, feature fireplace, dual aspect with double glazed leaded light window to the front & side.

Kitchen/Diner

13'1 x 12'8

Fitted with a matching range of wall & base units, worksurface with inset sink unit, built-in eye level oven, inset gas hob with extractor hood over, built-in dishwasher, space & plumbing for washing machine, double glazed window to the rear, double glazed door to the side.

Bedroom One

14'1 x 9'6

With radiator, built-in wardrobes with sliding

mirrored doors, double glazed window to the front, door to

En-suite Shower Room

With shower cubicle, low level w.c, wash hand basin, double glazed window to the side.

Bedroom Two

12'3 x 8'6

With radiator, double glazed window to the rear.

Bedroom Three

9'5 x 9'1

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

Bathroom/W.C

With panelled bath, wall mounted wash hand basin, low level w.c, double glazed window to the side.

Outside

To the outside there is an area of garden to the front,

driveway providing off road parking, leading to a double garage and to the rear there is an area of garden being mainly laid to lawn with patio area.

NB

Please note that the flooring can be negotiated.
Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

