

**BURGESS & CO.** 51 Birkdale, Bexhill-On-Sea, TN39 3TL  
01424 222255

£425,000 Freehold



**BURGESS & CO.**  
01424 222 255  
WWW.BURGESSANDCO.CO.UK  
**FOR SALE**

**BURGESS & CO.**

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this spacious detached bungalow, situated in a highly sought after area being close to local bus services, Collington and Little Common Village with various shops, restaurants and doctors surgery. Bexhill Town Centre is within 2 miles providing further shopping facilities, restaurants, mainline railway station, seafront and the iconic De La Warr Pavilion. The property is in need of modernisation and the accommodation comprises a porch, an entrance hall, a living/dining room, a fitted kitchen, two double bedrooms, a family bathroom and a separate w.c. Further benefits include double glazing and gas central heating. To the outside there is a front garden, a block paved driveway providing off road parking, a garage and an enclosed rear garden enjoying a southerly aspect. To be sold chain free with vacant possession. Viewing highly recommended by vendors sole agents.

### Porch

With double glazed window to the front, two windows, door to

### Entrance Hall

With radiator, fitted cupboard.

### Living/Dining Room

19'6 x 17'1 (5.94m x 5.21m)

With two radiators, feature fireplace, borrowed light window, dual aspect with double glazed window to the side & rear, double glazed door to the rear garden.

### Kitchen

11'6 x 11'6 (3.51m x 3.51m)

Comprising range of wall & base units, worksurface, tiled splashbacks, inset sink unit, space for cooker, space for under counter appliances, serving hatch to living room, fitted cupboard, double glazed window to the rear, double glazed door to the side.

### Bedroom One

16'0 x 12'0 (4.88m x 3.66m)

With two radiators, double glazed window to the front.

### Bedroom Two

15'5 x 11'11 (4.70m x 3.63m)

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

### Bathroom

8'5 x 7'6 (2.57m x 2.29m)

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

### Separate W.C

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

### Garage

17'9 x 8'1 (5.41m x 2.46m)

With up & over door, window & door to the side.


### Outside

To the front there is an area of lawn, mature hedges, block paved driveway providing off road parking leading to a garage and gated side access. To the rear there is a patio area, an area of lawn, flowerbeds

housing mature plants & shrubs, mature hedges, a timber shed, being enclosed by fencing & enjoying a southerly aspect.

### NB

Council tax band: D

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









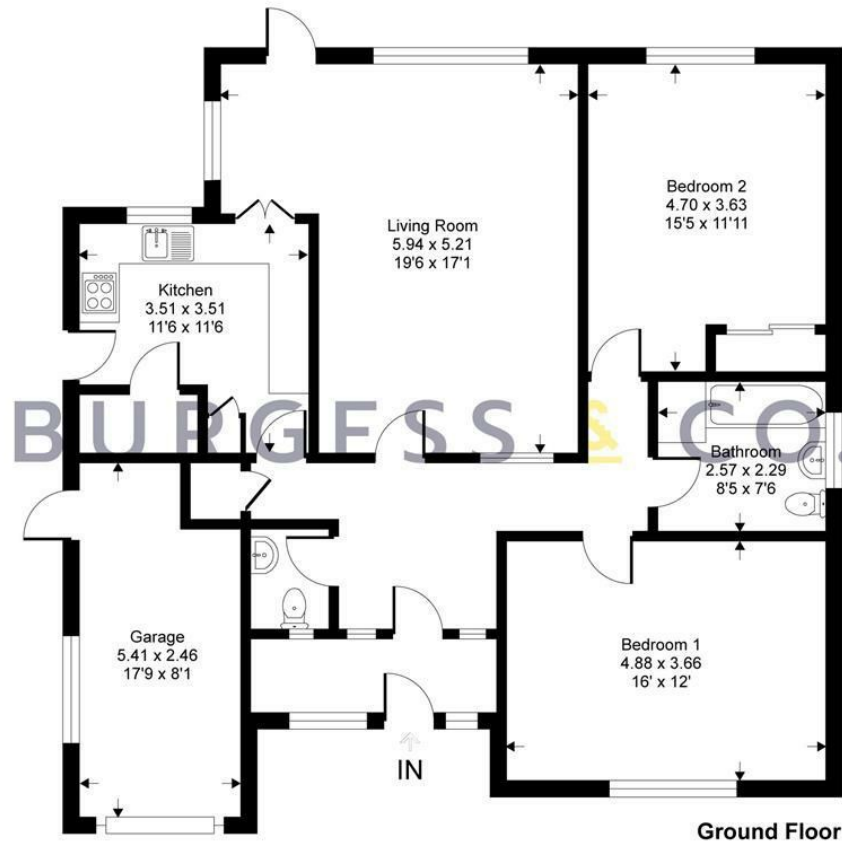
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## Birkdale, TN39

Approximate Gross Internal Area = 103.3 sq m / 1113 sq ft

Approximate Garage Internal Area = 12.3 sq m / 133 sq ft

Approximate Total Internal Area = 115.6 sq m / 1246 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS 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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