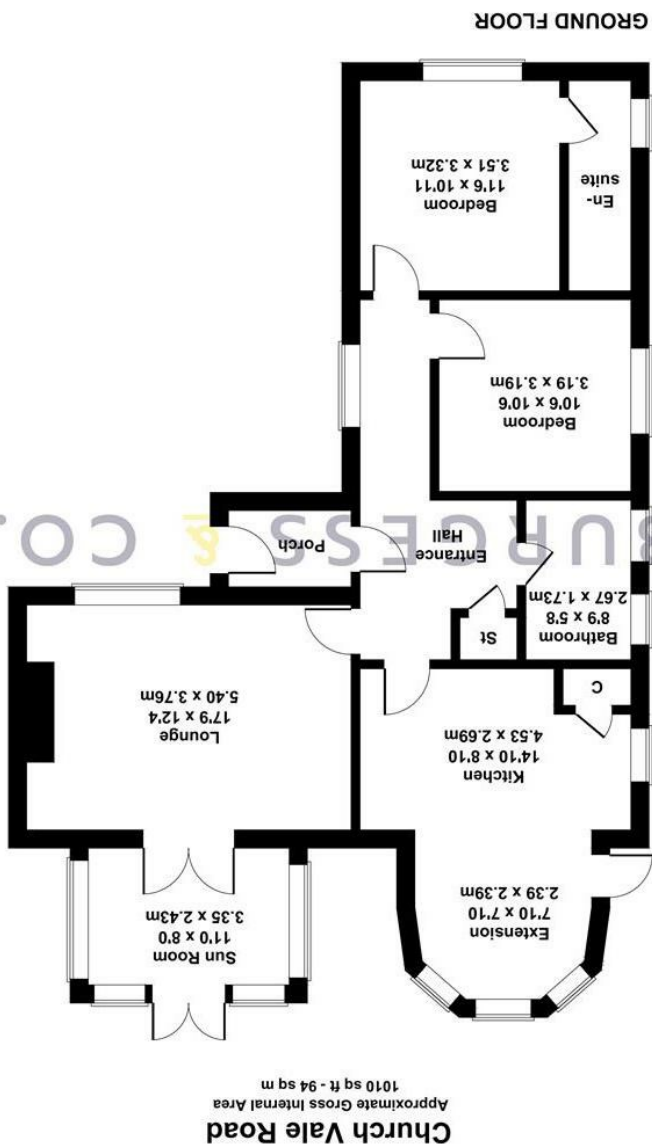




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BURGESS & CO.  
01424 222255

22 Church Vale Road, Bexhill-On-Sea, TN40 2ED

Offers Over  
£325,000 Freehold





**\*\* Chain Free \*\*** Burgess & Co are delighted to bring to the market this two bedroom detached bungalow with scope for improvement throughout and occupying a large plot. Situated in the sought after Chantry area of Bexhill 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 porch, large entrance hall, lounge, sun room, fitted kitchen/diner, two double bedrooms with an en-suite shower room to the main bedroom and a fitted bathroom/w.c. Further benefits include gas central heating, double glazing and large loft space. To the front there is a driveway providing off-road parking with access to a single garage and steps leading up to the entrance. There are also good sized gardens to both the front and rear with the rear being sunny and enjoying a southerly aspect. Viewing is highly recommended to appreciate the potential of this property.

**Porch**

With double glazed front door, double glazed windows, door to

**Entrance Hall**

With radiator, fitted cupboard with tank, loft hatch, double glazed window to the side.

**Lounge**

17'9 x 12'4

With radiator, feature fireplace, serving hatch to kitchen, double glazed window to the front, double doors opening to

**Sun Room**

11'0 x 8'0

With dwarf brick walls, electric radiator, double glazed windows, double glazed French doors to the garden.

**Kitchen/Diner**

22'8 x 8'10

Having been extended and comprising matching range of wall, base & drawer units, worksurfaces with tiled splashbacks, inset sink, integrated gas hob, integrated oven, space for washing machine, three radiators, tiled floor, double glazed window to the side, double glazed bay window to the rear, double glazed frosted door to the garden.

**Bedroom One**

11'6 x 10'11

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

**En-suite Shower Room**

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

**Bedroom Two**

10'6 x 10'6

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

**Bathroom**

8'5 x 5'8

Comprising bath with shower attachment & shower screen, low level w.c, vanity unit with inset wash hand basin, radiator, partly tiled walls, two double glazed frosted windows to the side.

**Outside**

To the front there is a driveway providing off road parking and leading to a garage with up & over door. Steps lead up to an area of lawned garden with mature plants & shrubs and enclosed by walling. To the rear, the garden is mainly laid to

lawn with mature shrubs & trees, a patio area, a shed and side access to both sides.

**NB**

Council tax band: D

