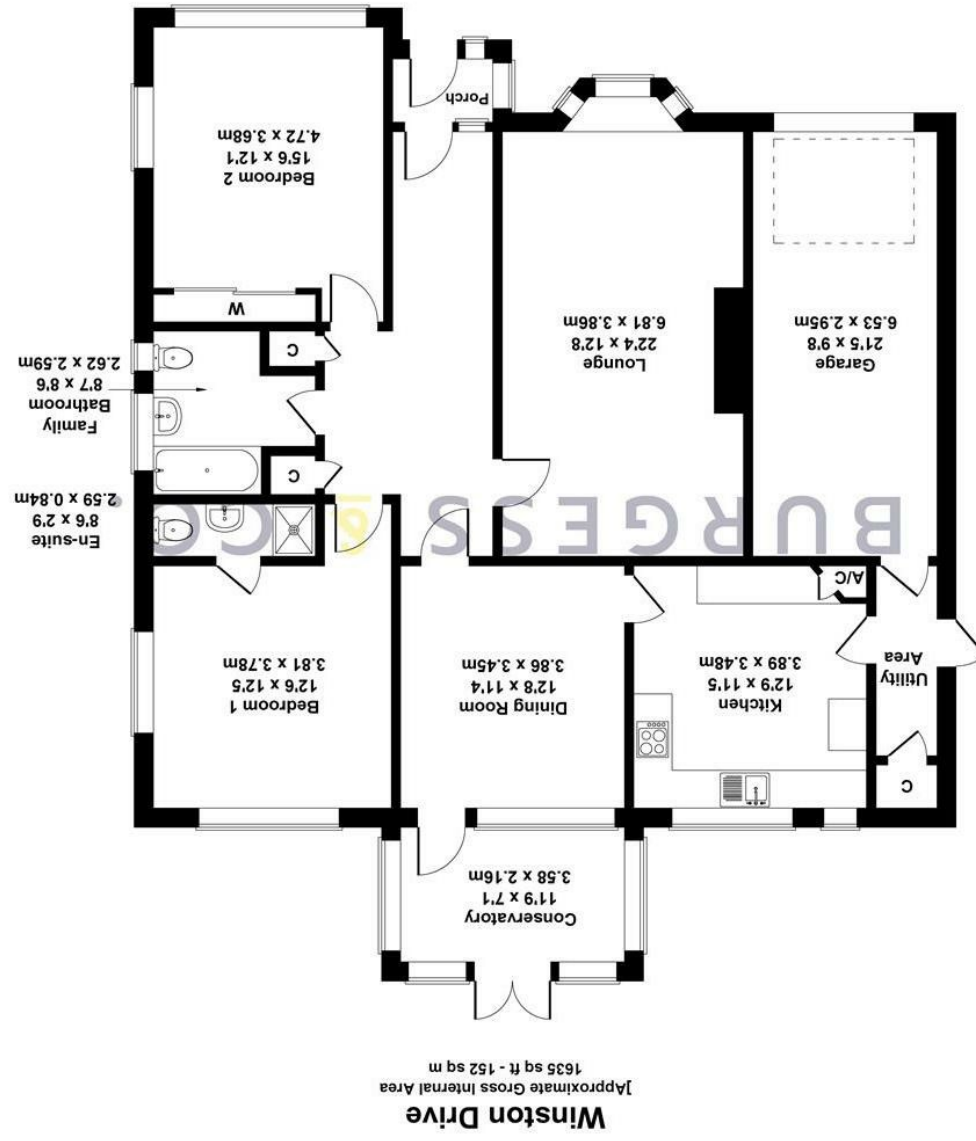




Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



**BURGESS & CO.** 10 Winston Drive, Bexhill-On-Sea, TN39 3RP  
01424 222255

£500,000 Freehold





01424 222255

Burgess and Co are delighted to present to the market this bright and spacious detached bungalow built by renowned local builder R.A. Larkin and is located in a sought after quiet residential location. Ideally situated within 2 miles of both Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and seafront, as well as Little Common Village with all its further amenities and doctors surgery. The accommodation comprises a large living room, a dining room, conservatory, kitchen, utility room, two double bedrooms, one with an en-suite shower room, and a family bathroom. The property further benefits from gas central heating, double glazed windows, off road parking for several vehicles, an integral garage and a delightful, secluded rear garden. Viewing is highly recommended to truly appreciate all this property has to offer.

**Entrance Porch**

With double glazed window, double glazed frosted window to side aspect, single glazed door to

**Entrance Hall**

With radiator, storage cupboard, airing cupboard

**Living Room**

22'4 x 12'8

A spacious room, feature gas fireplace with marble hearth and surround, radiator, feature double glazed bay window to the front aspect.

**Kitchen**

12'9 x 11'5

Comprising matching wall and base units, worksurface with inset stainless steel sink, integrated eye level electric oven, inset gas hob, space for fridge/freezer, space and plumbing for washing machine, storage cupboard housing water cylinder, double glazed window to the rear aspect, door to dining room, door to

**Utility Area**

With double glazed door to side, door into garage, built in cupboard with further appliance space.

**Dining Room**

12'8 x 11'4

With radiator, double glazed window looking into conservatory, double glazed door into

**Conservatory/Sun Room**

11'9 x 7'1

With fitted blinds, double glazed windows, double glazed sliding door to rear garden.

**Bedroom One**

12'6 x 12'5

A bright and spacious dual aspect room, with radiator, double glazed window to rear aspect, double glazed window to side aspect, door into

**En-Suite Shower room**

8'6 x 2'9

Comprising low level W/C, pedestal wash hand basin, shower cubicle with electric shower, towel rail.

**Bedroom Two**

15'6 x 12'1

A dual aspect room with fitted wardrobes to one wall, radiator, double glazed window to front aspect, double glazed window to side aspect

**Family Bathroom**

8'7 x 8'6

A white suite comprising partly tiled walls, low level W/C, pedestal wash hand basin, panelled bath with taps, towel rail, radiator, two frosted double glazed windows to side aspect.

**Garage**

21'5 x 9'8

With space for utilities, wall mounted boiler, single glazed window to side.

**Outside**

To the front is a neatly lawned garden area with mature shrubs, blocked paved driveway for multiple vehicles leading to integral single garage. There is side access to the South facing level garden mainly laid to lawn with mature trees, plants and shrubs, patio area, shed, summer house and outside water tap.

**NB**

Council tax band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

