



BURGESS & CO.
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38 Chantry Avenue, Bexhill-On-Sea, TN40 2EA

£450,000 Freehold



Burgess & Co are delighted to bring to the market a spacious and well presented detached bungalow occupying a corner plot in the popular Chantry area of Bexhill. Ideally located being within walking distance of Bexhill Hospital, Old Town and bus services. Bexhill Town Centre is within a mile with its array of shopping facilities, restaurants, mainline railway station with its direct links to London, and the seafront. The accommodation comprises an entrance hall, a spacious living room opening to a fitted kitchen, a fitted family bathroom, three double bedrooms with two benefiting from en-suite shower rooms, and a large sun room/conservatory with direct access to the SOUTH FACING GARDEN. Further benefits include gas central heating and double glazing throughout. To the outside the property offers a block paved driveway leading to a detached double garage, and there are gardens to the front, side and back with a mixture of lawn, patio and decking. Viewing is highly recommended by vendors sole agents.

Porch

With porthole window, double glazed window to the side.

Entrance Hall

With radiator, loft hatch being insulated & partly boarded.

Living Room/Kitchen

25'6 x 19'6

With three radiators, feature fireplace, ceiling rose with feature light, double glazed door to the side. Opening to Kitchen area comprising matching range of wall & base units, worksurface, tiled splashbacks, inset sink unit, inset electric Belling hob with extractor hood over, fitted eye level Belling double oven, space for dishwasher, space for America fridge/freezer, double glazed window to the rear. Double glazed sliding doors to

Conservatory

28'6 x 15'0

With three radiators, laminate flooring, Lantern ceiling, double glazed windows, double glazed double doors to either side.

Bedroom

13'8 x 13'5

With radiator, fitted wardrobe & drawers, ceiling fan with light, double glazed window to the rear. Door to

En-suite Shower Room

11'9 x 4'8

Comprising walk-in shower, low level w.c, vanity unit with inset wash hand basin, tiled walls, radiator, chrome towel rail, extractor fan, double glazed frosted window.

Bedroom

11'6 x 9'0

With radiator, fitted cupboard, ceiling fan with light, double glazed window to the front. Door to

En-suite Shower Room

8'0 x 5'2

Comprising walk-in shower, low level w.c, vanity unit with inset wash hand basin, tiled walls, vanity mirror, radiator, extractor fan, double glazed frosted window to the front.

Bedroom

14'9 x 8'5

With radiator, fitted wardrobes, ceiling fan with light, double glazed window to the front.

Family Bathroom

9'1 x 5'5

Comprising bath with shower screen, low level w.c, vanity unit with inset wash hand basin, cupboard housing Potterton boiler, radiators, towel rail, tiled walls, two double glazed frosted windows to the front.

Double Garage

18'9 x 15'9

Prefabricated with wooden gate to the front.

Outside

To the front there is a block paved driveway providing off road parking, leading to a garage. There is also an area of lawn extending to the side with flowerbed borders housing mature plants & shrubs and a block paved path to the entrance. To the rear there

are two areas of raised decking, an area of lawn, a paved pathway, a wooden cabin, outside tap, mature trees & shrubs and the garden is enclosed by fencing.

Outbuilding

15'3 x 11'6

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

