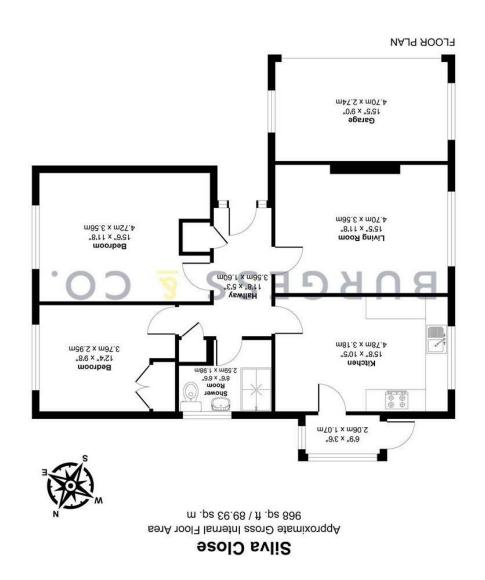
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BURGESS & CO. 4 Silva Close, Bexhill-On-Sea, TN40 2SY 01424 222255

Offers In Excess Of CODE OOD Exachald





BURGESS & CO. 4 Silva Close, Bexhill-On-Sea, TN40 2SY

Offers In Excess Of £325,000 Freehold

01424 222255

CHAIN FREE Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in a quiet residential Cul-de-Sac. Ideally located within walking distance to a local shop, doctors surgery and pharmacy. Ravenside Retail Park is also nearby with its shopping facilities, leisure centre and access to the beach. Bexhill Town Centre is within 1 mile with further shopping facilities, restaurants and mainline railway station. The accommodation comprises a spacious entrance hall, a living room, a modern fitted kitchen/diner, two double bedrooms and a modern fitted shower room. Further benefits include gas central heating, double glazing and an immaculate standard of decoration throughout. To the outside there is a front garden, a driveway providing off road parking leading to a single garage and to the rear there is a SOUTH facing garden being mainly laid to lawn with patio area. Viewing is highly recommended to appreciate the size and quality by vendors sole agents.

Entrance Hall

With radiator, storage cupboard.

Living Room

15'5 x 11'8

With radiator, feature fireplace with hearth & surround, Bedroom Two double glazed window to the rear.

Kitchen/Diner

15'8 x 10'5

Comprising matching range of wall & base units, Shower Room worksurfaces, stainless steel sink & drainer, tiled 8'6 x 6'6 splashbacks, fitted Smeg gas hob with extractor hood Comprising double shower cubicle with Mira power over, fitted Smeg eye level oven, space for standing fridge/freezer, space for washing machine, wall mounted window to the rear, double glazed frosted door to the

Side Porch

6'9 x 3'6

With double glazed door to the rear garden.

Bedroom One

15'6 x 11'8

With radiator, fitted cupboard, double glazed window to the front.

With radiator, fitted cupboard, double glazed window to the front.

shower, aqua-panelling, pedestal wash hand basin with black mixer tap, vanity cupboard below, low level w.c, Worcester boiler with digital thermostat, double glazed chrome heated towel rail, double glazed frosted window to the side.

Outside

To the front there is an area of lawn with mature plants & shrubs, a driveway providing off road parking and leading to a garage. To the rear there is south facing garden being mainly laid to lawn with patio area, mature

trees & shrubs, summer house, side access and is enclosed by fencing.

Garage

15'5 x 9'0

With up & over door.

Council tax band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80)	69	77
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



















