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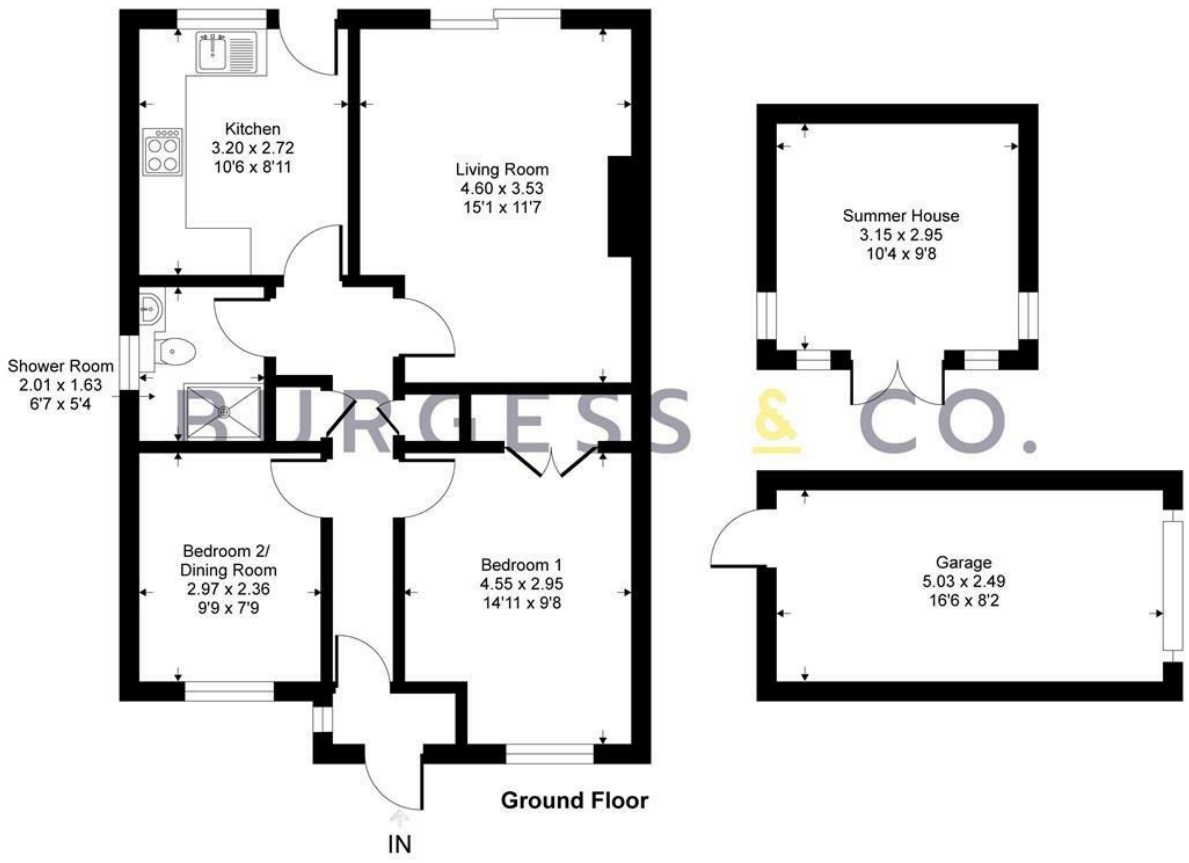
19 The Briary, Bexhill-On-Sea, TN40 2ET

£310,000 Freehold

01424 222255

The Briary, TN40

Approximate Gross Internal Area = 57.4 sq m / 618 sq ft
Approximate Garage Internal Area = 12.5 sq m / 135 sq ft
Approximate Outbuilding Internal Area = 9.2 sq m / 100 sq ft
ApproximateTotal Internal Area = 79.1 sq m / 853 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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CHAIN FREE Burgess & Co are delighted to offer a rare opportunity to acquire this two bedroom semi-detached bungalow, situated in the popular Chantry area of Bexhill being within walking distance of local amenities. Bexhill Town Centre is 1 mile away and it provides further shops, restaurants, the mainline railway station and the seafront with the iconic De La Warr Pavilion. The accommodation is arranged to provide a porch, an entrance hall, a living room, a fitted kitchen, two bedrooms and a shower room. The property benefits from gas central heating, double glazing and to the outside there is a front garden, a driveway providing off road parking leading up to a garage and an enclosed rear garden with summer-house and a shed. To be sold with no onward chain and vacant possession. Viewing is highly recommended to appreciate all this property has to offer.

Porch
With double glazed window to the side, door to

Entrance Hall
With radiator, two fitted cupboards.

Living Room
15'1 x 11'7
With radiator, feature fireplace, double glazed sliding doors to the rear garden.

Kitchen
10'6 x 8'11
Comprising matching range of wall, base & drawer units, worksurface, inset sink unit, tiled splashback, cooker with extractor hood over, dishwasher, washing machine, double glazed window to the rear, double glazed door to the rear garden.

Bedroom One
14'11 x 9'8
With radiator, ceiling fan with light, fitted wardrobe, double glazed window to the front.

Bedroom Two
9'9 x 7'9
Currently used as a dining room with radiator, double glazed window to the front.

Shower Room
Comprising shower cubicle, vanity unit with inset wash hand basin & low level w.c, shaver point, tiled walls, double glazed frosted window to the side.

Outside
To the front there is an area of lawn, flowerbed borders housing mature plants & shrubs, a driveway providing off road parking leading to a garage, a pathway and gated access. To the rear there is a paved patio area with pergola, an area of lawn, a central pathway leading to a summer-house, flowerbeds housing mature plants & shrubs, a timber shed and the garden is enclosed by fencing.

Garage
16'6 x 8'2
With up & over door, personal door to the rear.

NB
Council tax band: C

