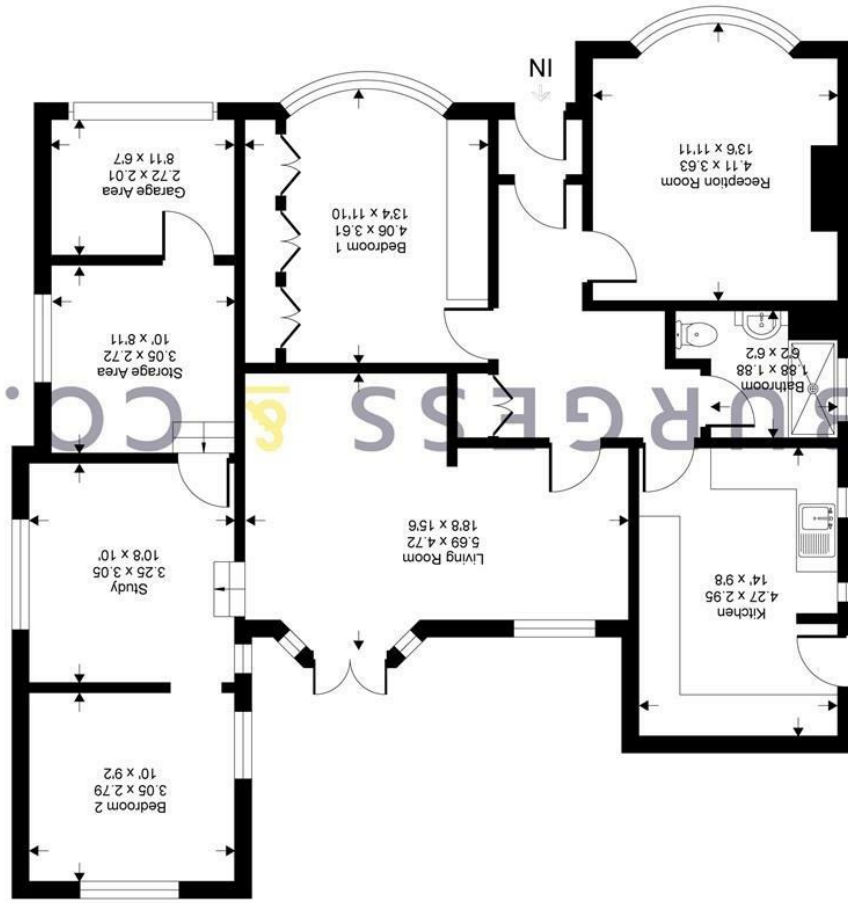




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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Glyne Drive, TN40
Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft

BURGESS & CO. 4 Glyne Drive, Bexhill-On-Sea, TN40 2PW
01424 222255

£299,950 Freehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to bring to the market this detached bungalow in this sought after quiet residential location. Ideally situated being within easy reach of Ravenside Retail Park with its variety of shops, leisure centre and access to Glyne Gap beach. Bexhill Town Centre is within 2 mile with further shopping facilities, restaurants, mainline railway station and the seafront. This property offers much scope for improvement and the accommodation is arranged to provide an entrance hall, a living room, a reception room, a kitchen, a study, two bedrooms and a shower room. To the outside there is a front garden, a driveway providing off road parking leading up to a garage which is currently divided into a storage area and there is a delightful secluded rear garden being mainly laid to lawn. The property benefits from double glazing, gas central heating and is to be sold chain free with vacant possession. Viewing recommend by vendors sole agents to appreciate the potential this property has to offer.

Entrance Lobby

With door

Hallway

With fitted cupboard.

Living Room

18'8 x 15'6

With four radiators, three double glazed windows to the rear, double glazed French doors to the garden. Sliding door & steps down to

Study

10'8 x 10'0

With two double glazed windows, doorway to

Bedroom Two

10'0 x 9'2

With radiator, dual aspect with double glazed window to the side & rear.

Reception Room

13'6 x 11'11

With radiator, feature brick fireplace, double glazed bay window to the front.

Kitchen

14'0 x 9'8

Comprising matching range of wall & base units, worksurfaces, inset sink unit, space for appliances, radiator, double glazed window to the rear & side, double glazed door to the side.

Bedroom One

13'4 x 11'10

With radiator, range of fitted wardrobes & furniture, double glazed bay window to the front.

Shower Room

6'2 x 6'2

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

Garage/Storage Area

16'7 x 8'11

With up & over door, currently divided to provide storage area, window to the side.

Outside

To the front there is a wall enclosed lawned garden with central path, mature shrubs and a driveway providing off road parking leading to a garage. To the rear the garden is mainly laid to lawn with patio area, archway leading to a

summerhouse & timber shed, mature plants, shrubs & trees, being enclosed by hedging with gated side access.

NB

Council tax band: D

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