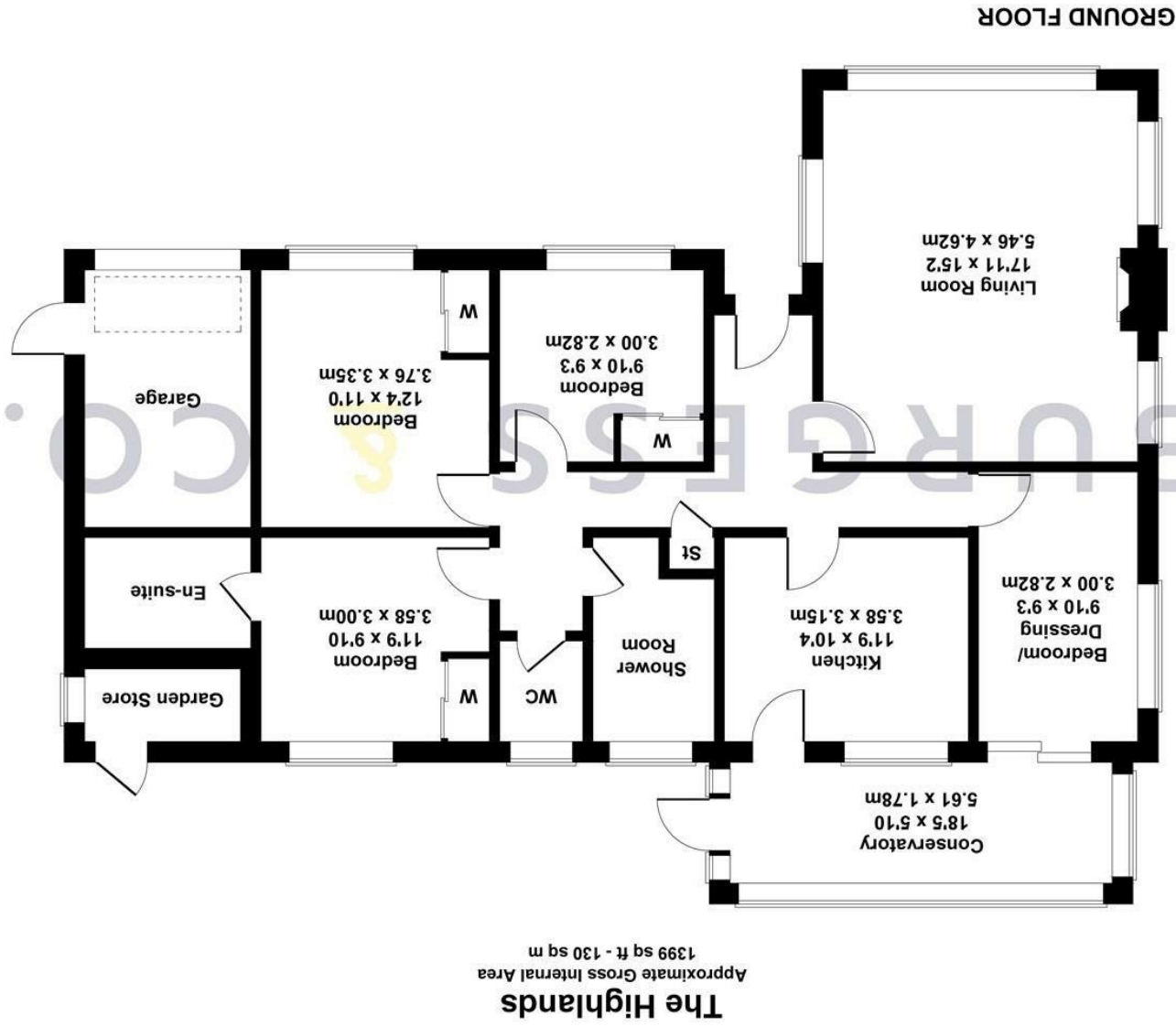




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BURGESS & CO.
01424 222255

Oak Coppice, 45 The Highlands, Bexhill-On-Sea, TN39 5HL

Offers Over
£425,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in a quiet residential area to the North of Bexhill. Ideally located within 1 mile of shopping facilities at Sidley, also within 2 miles of amenities in Little Common Village, and within 3 miles of Bexhill Town Centre with mainline railway station, restaurants, independent shops and the seafront. There is also easy access to St Marys recreation ground and the Highwoods Golf Club. The accommodation comprises an entrance hall, a 17'11ft living room, a 11'9ft kitchen, a dining room/bedroom four, a rear conservatory, three double bedrooms one with an en-suite bathroom, a family shower room and a separate cloakroom. The property benefits from gas central heating, double glazing, off road parking, a garage and a secluded garden to three sides. Viewing is essential to fully appreciate all this property offers and comes CHAIN FREE.

Entrance Hall

With radiator, loft hatch, airing cupboard.

Living Room

17'11 x 15'2

With two radiators, feature fireplace, triple aspect with two double glazed frosted windows to the side, double glazed window to the front, double glazed window to the side.

Kitchen

11'9 x 10'4

Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, inset Hotpoint gas hob, fitted oven, space for fridge/freezer, space for dishwasher, eye level double oven, tiled splashbacks, tiled floor, space for washing machine, single glazed window & door to

Conservatory

18'5 x 5'10

With radiator, tiled floor, double glazed windows, double glazed door to the patio.

Bedroom One

11'9 x 9'10

With radiator, built-in wardrobes, double glazed window to the rear. Door to

En-Suite Bathroom

Comprising Jacuzzi bath with shower over, pedestal wash hand basin, low level w.c, fitted vanity mirror, tiled walls & floor, heated towel radiator.

Bedroom Two

12'4 x 11'0

With radiator, built-in wardrobe, double glazed window to the front.

Bedroom Three

9'10 x 9'3

With radiator, built-in wardrobes, double glazed window to the front.

Bedroom Four/Dining Room

9'10 x 9'3

With radiator, double glazed window to the side. Double glazed door to Conservatory.

Shower Room

Comprising large shower cubicle, tiled floor, low level w.c, vanity unit with inset wash hand basin, tiled walls, heated towel radiator, inset ceiling spotlights, double glazed frosted window to the rear.

Separate W.C

Comprising low level w.c, wash hand basin, radiator, tiled walls & floor, double glazed frosted window to the rear.

Outside

To the front there is a private garden enclosed by mature hedges with flowerbeds housing mature plants, a palm tree, side access, a driveway providing off road parking for several vehicles which leads to the garage. To the side there is an area of lawn with mature hedges, garden shed, summer house and door to garage. To the rear there is a patio garden being enclosed by fencing with flowerbeds, water tap and door to Garden Storage Room with Worcester Bosch boiler (fitted in 2021).

Integral Garage

With electric up & over door, light & power connected, door to the side.

NB

Council tax band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

