



29 Third Avenue, Bexhill On Sea, East
Sussex TN40 2PA



PROPERTY DESCRIPTION

****CHAIN FREE**** A well presented 3 bedroom detached bungalow conveniently situated for the shops at Ravenside retail park. Other notable features include recently installed double glazed conservatory, refitted kitchen and bathroom (with the bathroom adapted for disabled use), pleasant gardens, carport and private driveway

FEATURES

- Three Bedroom Detached Bungalow
- Popular Pebsham Location
- Large Entrance Hall/Study
- Recently Installed Conservatory
- Modern Kitchen
- Disable Friendly Bathroom
- Level Access into the Property
- Driveway and Carport
- On Bus Route
- Council Tax Band- C





ROOM DESCRIPTIONS

Large Entrance Hall/Study

11' 8" x 11' 1" (3.56m x 3.38m) Double glazed front door with double glazed side screens to either side leading to large entrance room/study with laminate flooring, radiator, ceiling roof light with blackout blind, spot lights, archway with windows to either side leading to entrance hall with door to living room.

Living Room

13' 5" x 14' 1" (4.09m x 4.29m) With feature fireplace with inset real flame effect gas fire, radiator, TV aerial point, double glazed window to front and two small double glazed windows to side.

Kitchen

11' 5" x 10' 5" (3.48m x 3.17m) Having been recently refitted and comprising; one and a half bowl, single drainer stainless steel sink with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built-in electric double oven with cupboards above and below, four ring ceramic electric hob, space for washing machine and tumble dryer, space for fridge freezer, pull out pantry, contemporary radiator, part tiling to walls, double glazed window overlooking the rear garden and smaller double glazed window to side, double glazed door leading to double glazed conservatory.

Conservatory

16' 5" x 8' 3" (5.00m x 2.51m) With radiator, ceiling spotlights, velux windows, double glazed sliding patio door leading to rear garden.

Bedroom 1

14' 1" x 13' 5" (4.29m x 4.09m) With range of fitted wardrobes, radiator, double glazed window to front, two smaller double glazed windows to side.

Bedroom 2

11' 5" x 10' 6" (3.48m x 3.20m) With radiator, double glazed window with outlook to rear, smaller double glazed window to side.

Bedroom 3

8' 10" x 8' 4" (2.69m x 2.54m) With radiator, hatch to loft space with retractable loft ladder leading to loft housing boiler and being part boarded, double glazed window with outlook to rear.

Bathroom

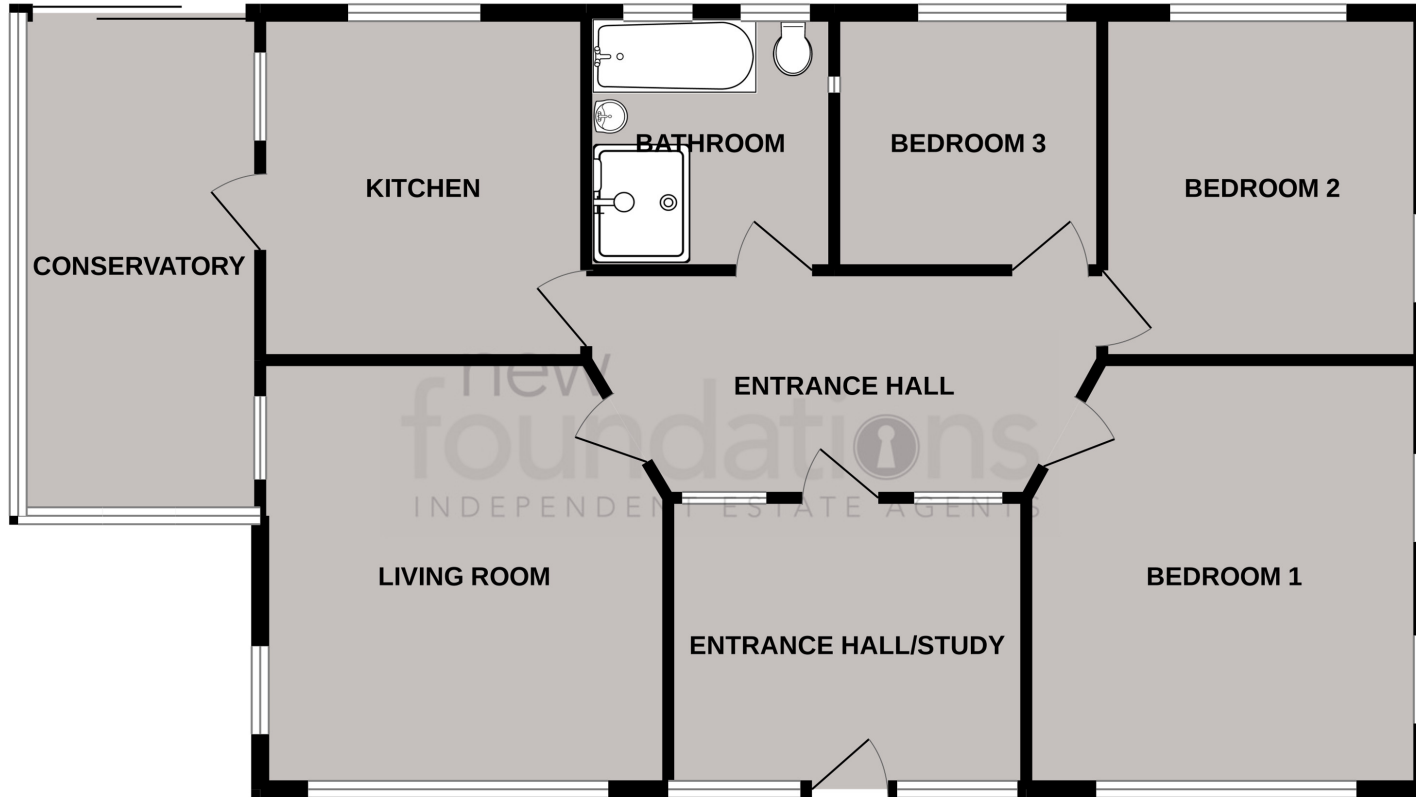
Having been recently refitted and adapted for disabled use with the door having been widened and with white suite comprising; panelled bath with mixer taps and shower attachment, wash hand basin with storage cupboard below, low-level WC, wet room style shower with glass screen, hand grips, retractable seat with overhead shower and hand shower, extractor fan, ceiling spotlights, tiling to walls, Victorian style radiator with towel rail, two double glazed windows.

Outside

The rear garden, facing in a south-easterly direction and mainly laid to lawn with flower and shrub borders, outside tap and power point, gated access onto the carport. The front garden is on two levels with Astroturf, surrounded by flower and shrub borders, completely level access into the bungalow with large carport to the side of the bungalow with brick driveway in front, outside light on access via wrought iron gates.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

