



16 The Barnhams, Bexhill-on-Sea, East  
Sussex TN39 3RE



## PROPERTY DESCRIPTION

A remarkable two double bedroom detached bungalow situated in an extremely sought after position in West Bexhill. The property is well located in a cul-de-sac just off Pages Lane and within a short distance of Collington train station and parade of shops whilst Little Common, Bexhill and the seafront are only a short drive away. The accommodation has been much improved by the current owners and comprises; entrance porch, entrance hall, a good size L-shaped lounge/dining room, conservatory, modernised and upgraded kitchen, two double bedrooms with the master having an upgraded en-suite wet room and bathroom. Outside both front and rear gardens have been landscaped, to the front there is a large driveway with off road parking for several vehicles, the rear garden is SOUTH FACING with large patio ideal for outside entertaining, large garden cabin with ample power points and log burner. Furthermore there is a boiler room and garage with electric roller door. EPC - D.

## FEATURES

- Two Bedroom Detached Bungalow
- L-Shaped Lounge/Diner
- Modernised & Upgraded Kitchen
- Sought After Cul-De-Sac Off Pages Lane
- Large Driveway With Off Road Parking For Multiple Vehicles
- Short Distance To Collington Train Station
- Large Garden Cabin With Plenty Of Power Points & Log Burner
- Landscaped South Facing Garden
- Master Bedroom With En-Suite Wet Room
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via composite front door with double glazed patterned inserts, spotlight.

### Entrance Hall

Accessed via UPVC front door with double glazed patterned insert, double glazed patterned window, ceiling coving, radiator, built-in airing cupboard with shelving, access to loft space via hatch, wall light points.

### L-Shaped Lounge/Diner

23' 5" max x 17' 1" max (7.14m max x 5.21m max) A spacious dual aspect room with double glazed windows to the front and rear and sliding doors to the rear with the latter leading to the conservatory, ceiling coving, two radiators, telephone point, wall light points, feature fireplace with inset multi-fuel burner.

### Conservatory

13' 11" x 8' 6" (4.24m x 2.59m) Double glazed windows to both sides and rear and French doors to the rear leading to the garden, radiator.

### Kitchen

13' 11" x 12' 0" (4.24m x 3.66m) Double glazed sliding doors to the rear leading to the garden, spotlights, a stunning re-fitted kitchen comprising; a range of marble working surfaces with inset Franke butler sink with mixer tap and grooved drainer, inset five ring AEG gas hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, inset eye level double oven and grill, built-in microwave, built-in dishwasher, space for American style fridge/freezer

### Bedroom One

15' 0" max x 12' 1" (4.57m max x 3.68m) A dual aspect room with double glazed windows to the side and rear with the latter overlooking the garden, ceiling coving, radiator, a range of built-in wardrobes.

### En-Suite Wet Room

5' 7" x 4' 1" (1.70m x 1.24m) Double glazed patterned window to the side, spotlights, a modernised and re-fitted room comprising; shower area with handheld attachment and rain effect shower over, wash hand basin with mixer tap, low level WC.

### Bedroom Two

14' 9" x 12' 1" (4.50m x 3.68m) Double glazed window to the front, ceiling coving, radiator, a range of built-in bedroom furniture, wash hand basin.

### Bathroom

6' 6" x 5' 7" (1.98m x 1.70m) Double glazed patterned window to the side, ceiling coving, spotlights, a fitted three piece suite comprising; panelled bath with Victorian style mixer tap and handheld shower attachment, pedestal wash hand basin, low level WC, radiator, tiled walls.

### Boiler Room

8' 2" x 3' 6" (2.49m x 1.07m) Accessed via UPVC door from the garden, wall mounted gas fired boiler, hot water cylinder, power points, door to the garage.

### Garage

19' 7" x 8' 2" (5.97m x 2.49m)

### Outside

The front is approached via an extensive block paved driveway providing off road parking for several vehicles, area laid with pebbles for ease of maintenance, further areas of block paving leading to both sides with gated access, outside power point, planted border.

The rear garden has been wonderfully landscaped and benefits from being of a southerly aspect.

Adjacent to the rear of the property there is an extensive block paved area which extends the full length of the property and also provides a great area for outside entertaining, gated access to both sides, outside power points, to the side there is an area of garden mainly laid to lawn with well planted shrub borders, the main area of garden to the rear is also laid to lawn with well planted flower and shrub borders, paved pathway leading to the garden cabin.

### Garden Cabin

15' 5" x 15' 4" (4.70m x 4.67m) Accessed via double glazed double doors, two double glazed windows, lighting, ample power points, multi-fuel burner, would make a perfect home office/workshop or games room.

# FLOORPLAN

## 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.  
Made with Metroplan ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

