



36 Third Avenue, Bexhill-on-Sea, East
Sussex TN40 2PA



PROPERTY DESCRIPTION

An opportunity to acquire a two bedroom detached bungalow requiring renovation and offering great potential. Situated on a generous corner plot and located in the ever popular area of Pebsham, benefitting from off road parking and detached garage, this property is also to be offered with no onward chain. EPC - E

FEATURES

- Two Bedroom Detached Bungalow
- Offered With No Onward Chain
- Requiring Refurbishment
- Viewing Considered Essential
- Offering Great Potential
- Off Road Parking
- Detached Garage
- Situated On A Corner Plot
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Double glazed sliding door leading to enclosed entrance vestibule with further door leading to entrance hall, with mounted electric radiator, hatch to loft space, door to airing cupboard housing hot water tank with shelving.

Living Room

17' 11" x 13' 7" (5.46m x 4.14m) With window overlooking the front garden, wall mounted electric heater, feature fireplace with tile surround, wall mounted gas heater, tv point, door leading to conservatory.

Conservatory

With windows and door overlooking rear garden requiring refurbishment.

Kitchen

12' 10" x 11' 5" (3.91m x 3.48m) With single bowl stainless steel sink unit with cupboards below, space for gas cooker, part tiling to walls, built-in storage cupboards with shelving and housing metres, mounted electric heater, door leading into rear garden.

Bedroom One

13' 5" x 12' 1" (4.09m x 3.68m) A dual aspect room with windows overlooking the front and side of the property, two wall mounted electric heaters, built-in storage cupboard with shelving.

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m) With window overlooking the side of the property, wall mounted heater, built-in storage cupboard.

Bathroom

With panelled bath, WC, wash hand basin tiled walls, frosted glass window with secondary glazing panel, electric towel rail.

Outside

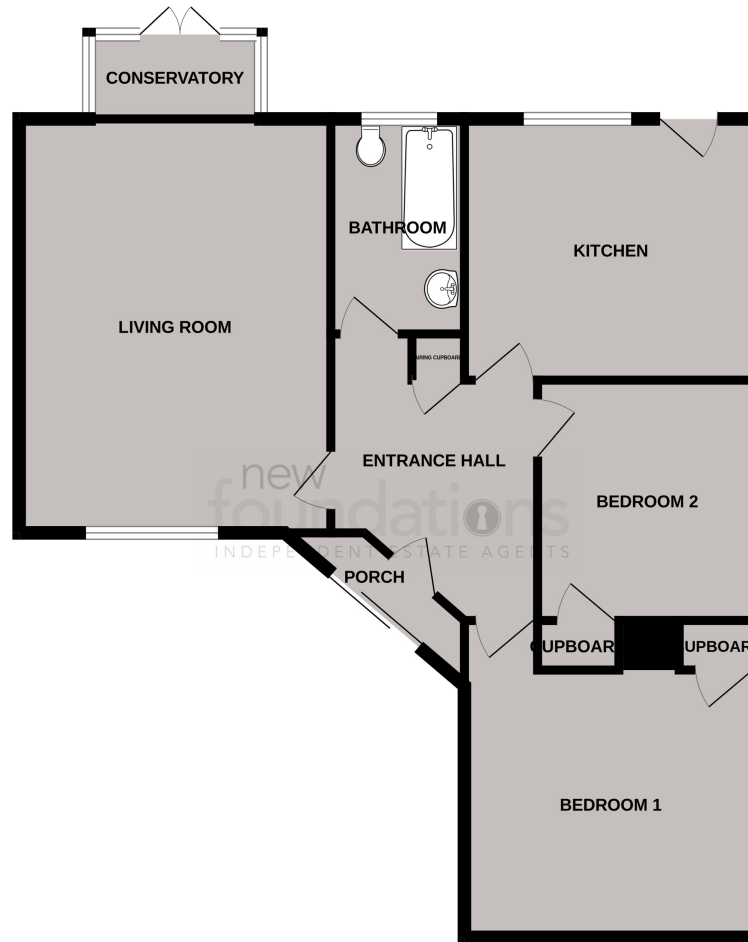
The property is situated on a good sized corner plot, screened by hedging and mainly laid to lawn with flower and shrub borders.

There is also a garage with metal up and over door and off-road parking for one car.



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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

