



62 Dalehurst Road, Bexhill-on-Sea,  
East Sussex TN39 4BN



## PROPERTY DESCRIPTION

A charming, well presented and deceptively spacious THREE BEDROOM detached bungalow situated in this popular residential area which is within easy reach of local amenities and Bexhill Academy. The accommodation comprises; entrance hall, dual aspect lounge/dining room, reception/study room, modern fitted kitchen, three double bedrooms and family bathroom. Outside there is off road parking, garage with rear access and wonderfully landscaped front and rear gardens with the latter having a large patio ideal for entertaining. EPC - D.

## FEATURES

- Three Bedroom Detached Bungalow
- Well Presented Throughout
- Dual Aspect Lounge/Dining Room
- Modern Kitchen
- Extra Reception/Study Area
- Lovely Garden With Landscaped Patio Ideal For Entertaining
- Garage
- Off Road Parking
- Within Easy Reach Of Local Amenities
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC door with double glazed inserts, radiator, access to loft space via hatch, storage cupboard, wall mounted thermostat.

### Lounge/Dining Room

19' 6" x 12' 9" max (5.94m x 3.89m max) A bright and spacious dual aspect room with double glazed window to the side and two double glazed windows to the rear overlooking the garden, two radiators.

### Study/Further Reception Room

16' 10" x 12' 11" max (5.13m x 3.94m max) Double glazed window overlooking the garden and double glazed door leading to the side garden which in turns leads to the garage, picture rail, radiator, storage cupboards.

### Kitchen

15' 11" x 6' 10" (4.85m x 2.08m) A dual aspect room with double glazed window and door to the side and double glazed window to the rear overlooking the garden, ceiling coving, a modern fitted kitchen comprising; a range of solid wood working surfaces with inset one and half bowl ceramic sink unit with mixer tap, inset four ring electric induction hob with stainless steel splash-back and concealed extractor fan over, a range of machining wall and base cupboards with fitted drawers, built-in eye level electric oven and grill, space for; washing machine, dishwasher and tall fridge/freezer, breakfast bar, radiator.

### Bedroom One

13' 5" x 11' 11" (4.09m x 3.63m) Double glazed bay window to the front, picture rail, radiator.

### Bedroom Two

14' 1" x 12' 1" (4.29m x 3.68m) Double glazed bay window to the front, radiator.

### Bedroom Three

16' 10" x 9' 10" (5.13m x 3.00m) Double glazed window to the rear, picture rail, radiator.

### Bathroom

6' 4" x 5' 11" (1.93m x 1.80m) Double glazed patterned window to the side, a fitted three piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with electric shower over, heated ladder style towel rail.

### Outside

The front of the property is approached via a paved driveway which leads to the garage, pathway with slate borders, raised bed with mature shrubs, area laid to shingle with bin store.

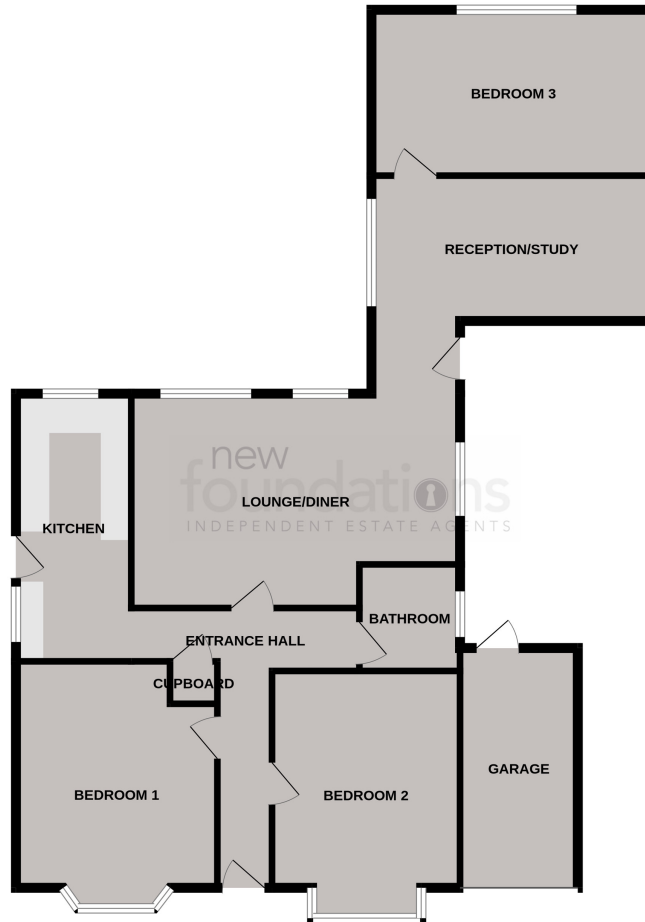
Adjacent to the rear of the property there is a large patio area ideal for entertaining with planter border, water tap, power point, large metal shed with power, paved pathway leading to the gated side access, timber framed shed with covered storage behind, the remainder of the garden is laid to lawn with well planted shrub border.

Accessed from the study area there is an area laid with shingle with provides access to the rear of the garage.



# 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>64</b>	
(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	

