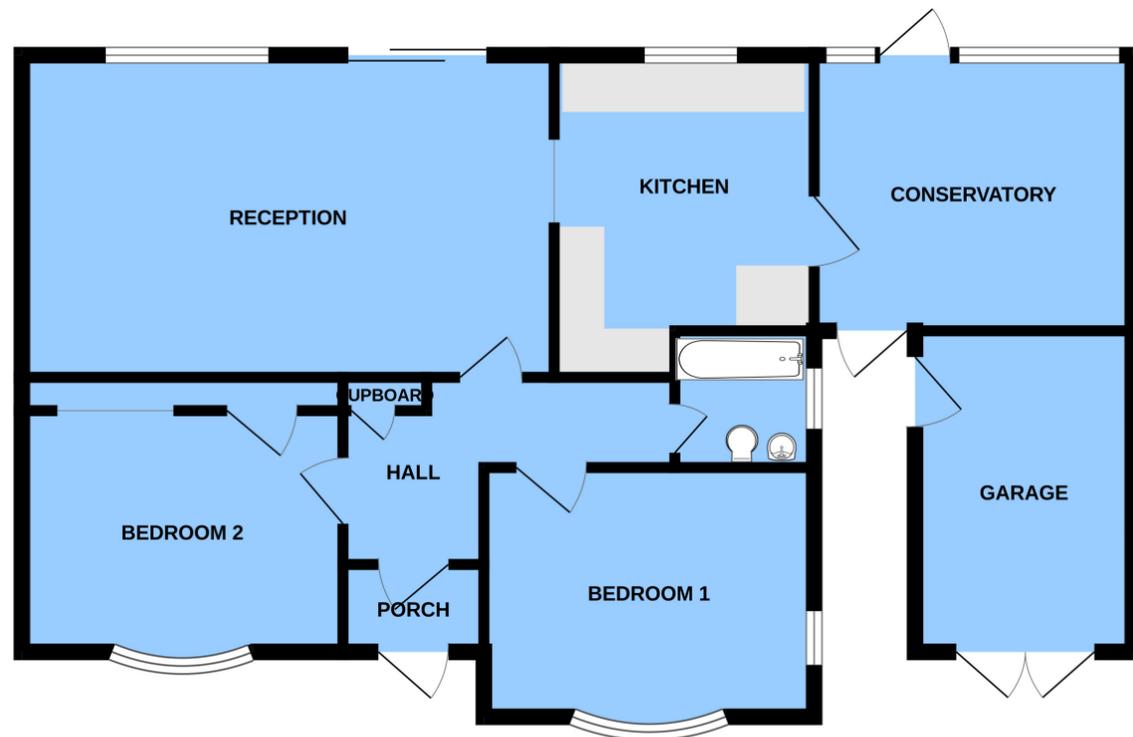


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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White Lodge 185 Turkey Road, Bexhill-on-Sea TN39 5HY

£399,950 freehold

An attractive and deceptively spacious character bungalow occupying a requested location with two double bedrooms and a south facing garden backing onto Highwoods Golf Course.

Detached Bungalow

2 Bedrooms

Conservatory

Backs onto Highwoods Golf Course

Description

White Lodge is an attractive 1930's detached bungalow occupying a semi-rural location on the outskirts of Bexhill. The property presents attractive white rendered elevations below a pitched tiled roof with bay windows typical of the era. The property has been improved by the current vendors and now creates a wonderful family home. A spacious entrance hall leads to all the principle rooms including the main reception room which is approximately 22' in length and enjoys doors to the rear garden and opens into the modern shaker style kitchen. This in turn leads into a recently added conservatory which could also be used as a dining room or additional sitting room. Both bedrooms are generous doubles with attractive bay windows and the bathroom has a modern suite. Outside the property enjoys a secluded plot being set back from the lane screened by mature shrubs and trees. The front garden is predominantly laid to lawn, provides ample parking and access to the garage. The south facing rear garden is a particular feature of the property being level, of a manageable size and backs onto Highwoods Golf Course.

Directions

What3Words:///reassured.glares.soap

THE ACCOMMODATION

With approximate room dimensions, is approached via step up to

ENTRANCE PORCH

With light, exposed tiled floor, secondary door into

SPACIOUS HALLWAY

14' 0" x 8' 5" (4.27m x 2.57m) With loft access, large storage cupboard, recessed lighting to ceiling, radiator, all the principle rooms lead off the hallway.

KITCHEN

14' 11" x 9' 11" (4.55m x 3.02m) Recently fitted with a variety of wall and base mounted units incorporating Shaker style cupboards, wood work surfaces, butler sink with mixer tap, window to the rear overlooking the garden, window and door into conservatory, corner pantry, radiator, wall mounted boiler, space for washing machine, fridge, Range Master gas oven and grill with five ring gas hob over. Open archway into

RECEPTION ROOM

21' 10" x 13' 9" (6.65m x 4.19m) Window and sliding doors into the rear garden, television aerial point.

CONSERVATORY

11' 7" x 10' 11" (3.53m x 3.33m) Window overlooking the garden, door and steps down into the garden, Atrium roof, door into side passageway which leads to the garage.



BEDROOM 1

13' 11" x 10' 11" (4.24m x 3.33m) Bay window to the front of the property, window to side, USB ports.



BEDROOM 2

11' 11" x 10' 5" (3.63m x 3.17m) Bay window to the front of the property, two cupboards, one single and one double, currently used as an study recess.

FAMILY BATHROOM

7' 11" x 6' 0" (2.41m x 1.83m) Window to the side of the property, P-shaped bath with electric shower over, vanity unit with basin and cupboards under, wc, heated towel rail.

OUTSIDE

To the front of the property a block paved driveway provides off-road parking for two vehicles, the remainder is predominantly laid to lawn with mature shrubs and trees screening the property from the road. Side passageway alongside the garage leading to the conservatory.

The rear garden is a particular feature of the property, being of a generous size, level and backing onto Highwoods Golf Course. The area is predominantly laid to lawn with a paved patio and steps immediately adjacent to the conservatory and reception room. A footpath leads down to a further area of patio. The garden is hedge enclosed and enjoys a southerly aspect with mature shrubs, trees and hedges. Greenhouse.



GARAGE

16' 4" x 8' 1" (4.98m x 2.46m) Double doors to the front, courtesy door to side, power and light.

COUNCIL TAX

Rother District Council
Band D - £2,552.34

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.