



30 Winston Drive, Bexhill-on-Sea, East
Sussex TN39 3RP



PROPERTY DESCRIPTION

A superb two bedroom detached bungalow which has undergone considerable refurbishment and remodelling by the current vendors and offers buyers the chance to purchase a fabulous 'turnkey' home. The property is also situated in a highly sought after road just under a mile from Little Common Village. The magnificent accommodation comprises; entrance porch, good size entrance hall with space for a desk, bay fronted lounge, impressive kitchen/diner/family room with doors leading to the garden, modern shower room with WC and additional WC and two good size bedrooms. Outside the front and rear gardens have been landscaped and there is off road parking and a garage. EPC - TBC.

FEATURES

- Refurbished & Remodelled Detached Bungalow
- Impressive Kitchen/Dining & Family Room With French Doors Leading To The Garden
- Bay Fronted Lounge
- Modern Shower Room With WC & Additional WC/Cloakroom
- Sought After Location Less Than A Mile From Little Common Village
- Off Road Parking & Garage With Rear Access
- Landscaped Rear Garden Organised Into Two Areas
- Large Decked Area Ideal For Outside Entertaining Or Garden Room/Home Office
- Two Double Bedrooms With One Being Double Aspect
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC front door with double glazed frosted glass inserts, full height double glazed frosted glass window to the front and full height double glazed windows to the side.

Entrance Hall

Access via UPVC door with double glazed frosted glass insert further frosted glass double glazed window to the front, a spacious entrance hall which could also make an ideal study area, fuse box, radiator, further double glazed window overlooking the rear garden, newly fitted carpet

Cloakroom/WC

Double glazed frosted glass window to the front, ceiling coving, low-level WC, wash handbasin with mixer tap and cupboard under, radiator, vanity unit.

Lounge

12' 7" x 11' 11" (3.84m x 3.63m) Double glazed bay window to the front, ceiling coving, radiator, newly fitted carpet.

Impressive Kitchen/Dining/Family Room

26' 5" x 10' 6" reducing to 7' 4" (8.05m x 3.20m reducing to 2.24m) A fantastic bright and spacious room with double glazed windows to the rear with a pleasant outlook over the rear garden, double glazed double doors to the rear providing access to the garden, spotlights, ceiling coving, feature low hanging pendant lights, a recently installed and stunning kitchen comprising; a range of working surfaces with inset one and a half bowl stainless steel sink and draining unit with mixer tap, inset five ring electric hob with concealed stainless steel extractor fan over, breakfast bar area, a range of matching wall and base cupboards with fitted drawers including deep pan drawers, built-in eye level double electric oven and grill, built-in fridge freezer, built-in dishwasher, two radiators.

Bedroom One

15' 1" x 12' 0" (4.60m x 3.66m) A double aspect room with double glazed bay window to the front and double glazed window to the rear overlooking the garden, ceiling coving, radiator, newly fitted carpet.

Bedroom Two

13' 6" x 11' 10" (4.11m x 3.61m) Double glazed window to the front, ceiling coving, radiator, newly fitted carpet.

Modern Shower Room

7' 4" x 6' 7" (2.24m x 2.01m) Double glazed frosted glass window to the side, a recently installed three-piece suite comprising; large aqua boarded walk-in shower cubicle with handheld shower attachment and rain effect shower over, low-level WC, wash hand basin with mixer tap and drawers under, shaver point, chrome heated ladder style towel rail.

Outside

Both the front and rear gardens have recently been landscaped by the current vendors.

To the front of the property, there is a block paved driveway providing off-road parking and leading to the garage, gated side access, two areas laid to lawn, raised bed with brick border, recently laid paved pathway with well planted borders.

The rear garden has been skilfully laid out into two separate areas, adjacent to the rear of the property there is a large block paved patio area which continues into the second area of garden and leads to the gated side access, area late to lawn with central paved pathway and very well planted borders, large decking area ideal for outside entertaining or to potentially have a garden studio/summer house, outside power point, there is a step down to the second area of garden which is currently later lawn with mature hedging but could make an ideal vegetable garden, door into the garage.

Garage

17' 0" x 8' 5" (5.18m x 2.57m) Accessed via up and over door and door to the rear, (please note that both of these doors are due to be replaced in the near future), gas meter, power points, lighting, window to the rear.

NB

The improvements that have been made are;

Totally redecorated internally

All electrics replaced including new fuse board

New heating system including new combi boiler and radiators

Kitchen French doors and window



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
Very energy efficient - lower running costs		61	77
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

