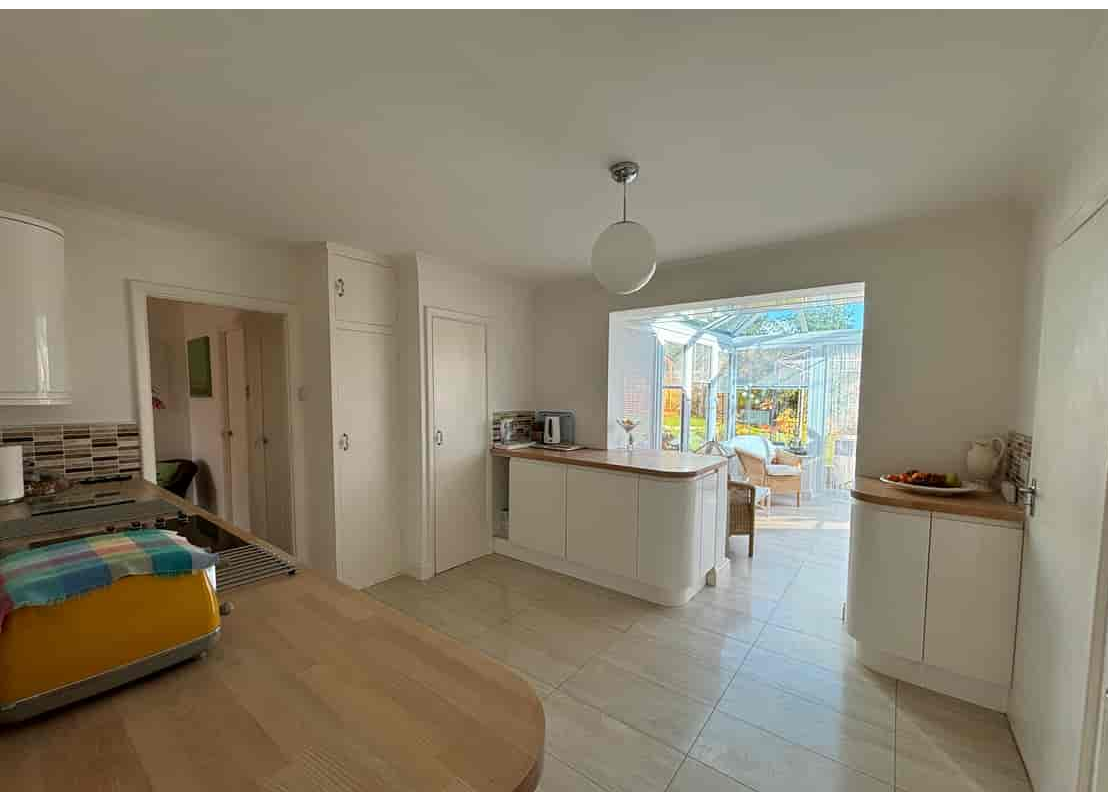




12 Primrose Hill, Bexhill-on-Sea, East Sussex, TN39 4LP
Immaculately Presented Two Bedroom Detached Bungalow £499,950



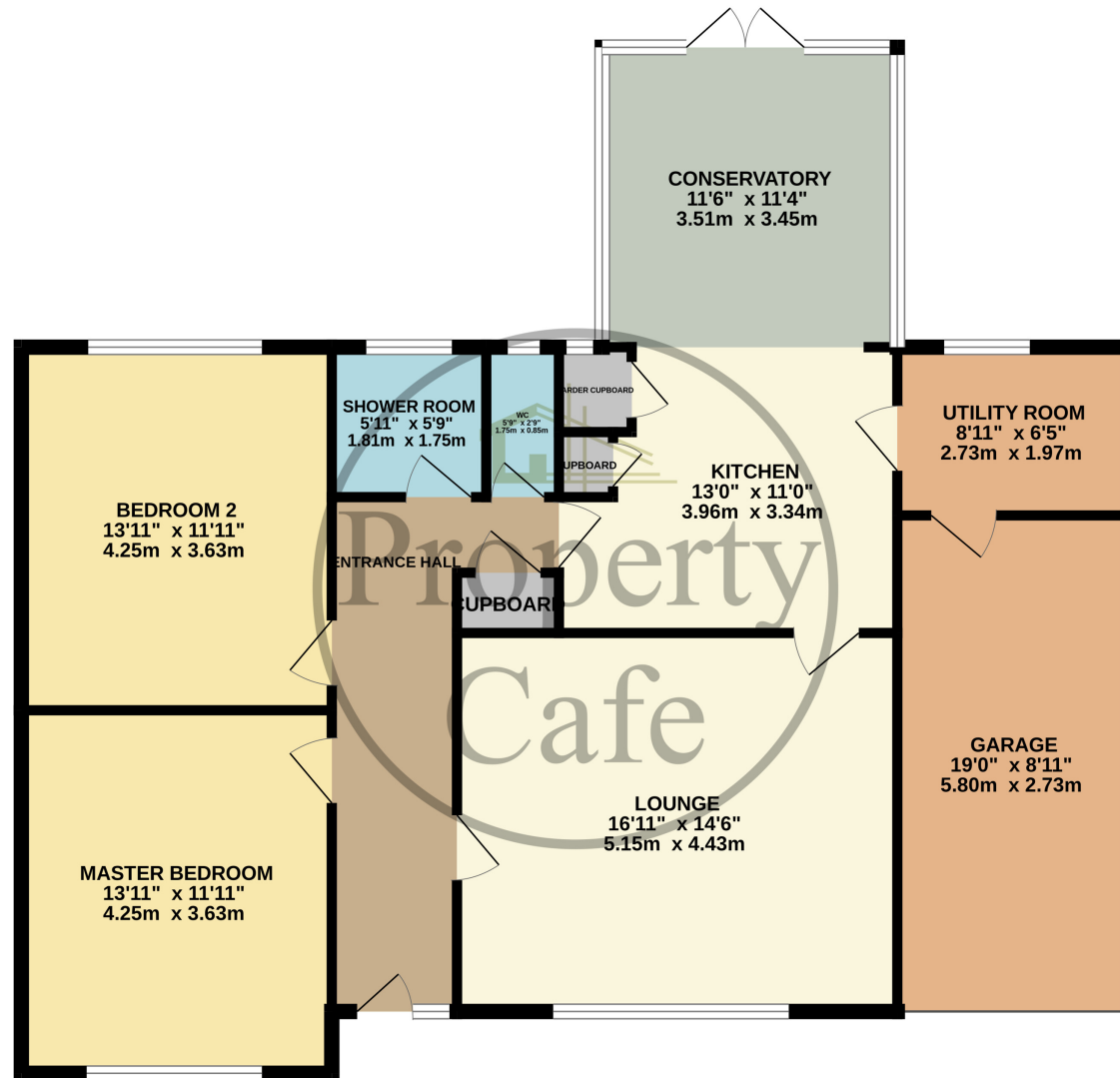


Property Cafe are delighted to present to the market this immaculately presented two bedroom, detached bungalow situated in the sought after Broad Oak position of Bexhill. Accommodation and benefits include; A bright and airy entrance hall offering access to most rooms; Spacious lounge with plenty of space to entertain; Modern fitted kitchen offering ample worktop space & storage cupboards including a Larder; Separate utility room with space for additional white goods & sink, there is also an additional access point from this room to the garage; Conservatory overlooking the garden with double doors leading onto a decking area; Two spacious double bedrooms; Modern fitted shower room with a large shower cubicle, wash basin & towel rail; Separate WC. Externally the bungalow boasts a single garage, off-road parking and exceptionally well kept gardens. This property is decorated in a neutral colour scheme throughout and has been maintained and improved to a very high standard, we recommend you view at your earliest convenience.

The property is situated in the highly sought-after Broad Oak Park area of West Bexhill and this area is highly sought after and well known to be one of the quietest residential areas within our town. Broad Oak Park itself is just a few minutes' walk away. The property offers easy access to both to Little Common Village & Bexhill Town Centre that both offer an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis; most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Collington station is only short distance away providing direct routes in to Gatwick & central London and the new Link Road provides an easy route to the A21 & Conquest Hospital



GROUND FLOOR
1244 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 sq.m.) approx.

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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you





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- Immaculate Detached Bungalow
- Two Spacious Double Bedrooms
 - Modern Fitted Kitchen
 - Separate Utility Room.
- Modern Fitted Shower Room
 - Separate WC
- Bright & Spacious Conservatory
- Off-Road Parking
- Single Garage with Access Via An Internal Door
 - Ample Storage Space
 - Impeccably Kept Gardens
- Gas Central Heated & Double Glazed Throughout
 - Sought After Broad Oak Location
 - Viewing Highly Recommended

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