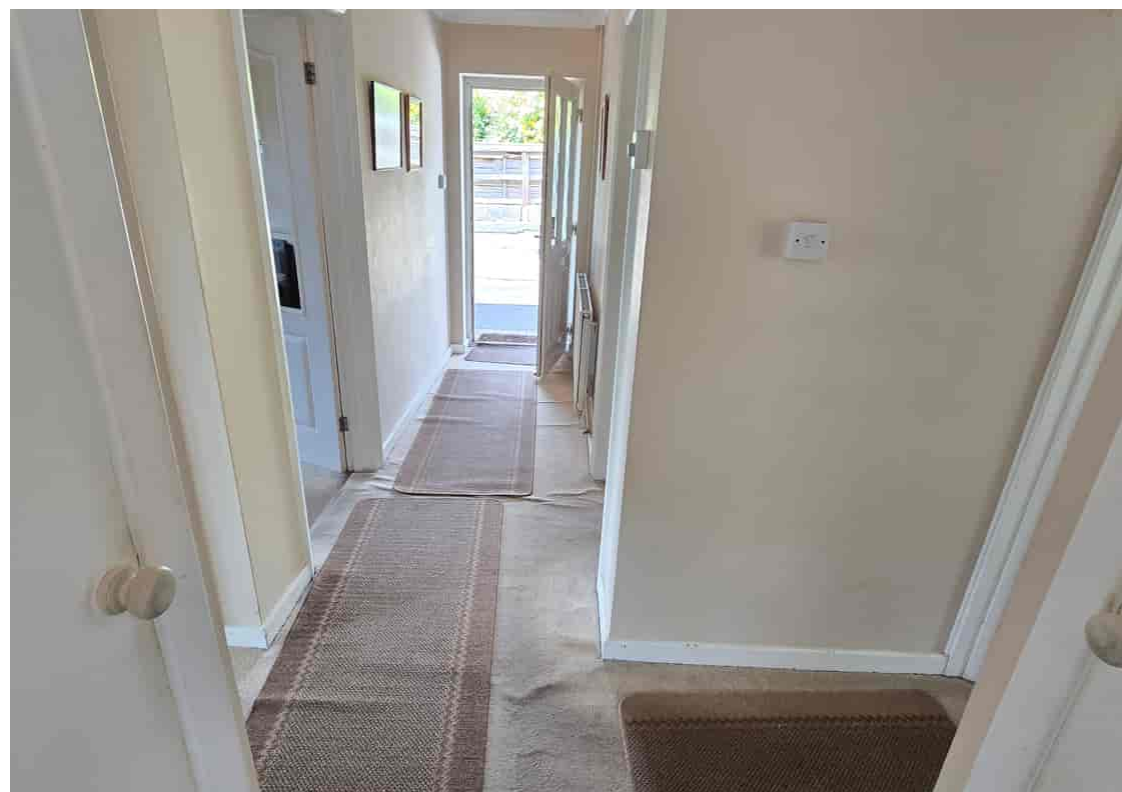




8 Highlands Close, Bexhill-on-Sea, East Sussex, TN39 5HP

Spacious Two Bed Detached Bungalow In Quiet Cul-De-Sac Location £349,950 - Freehold

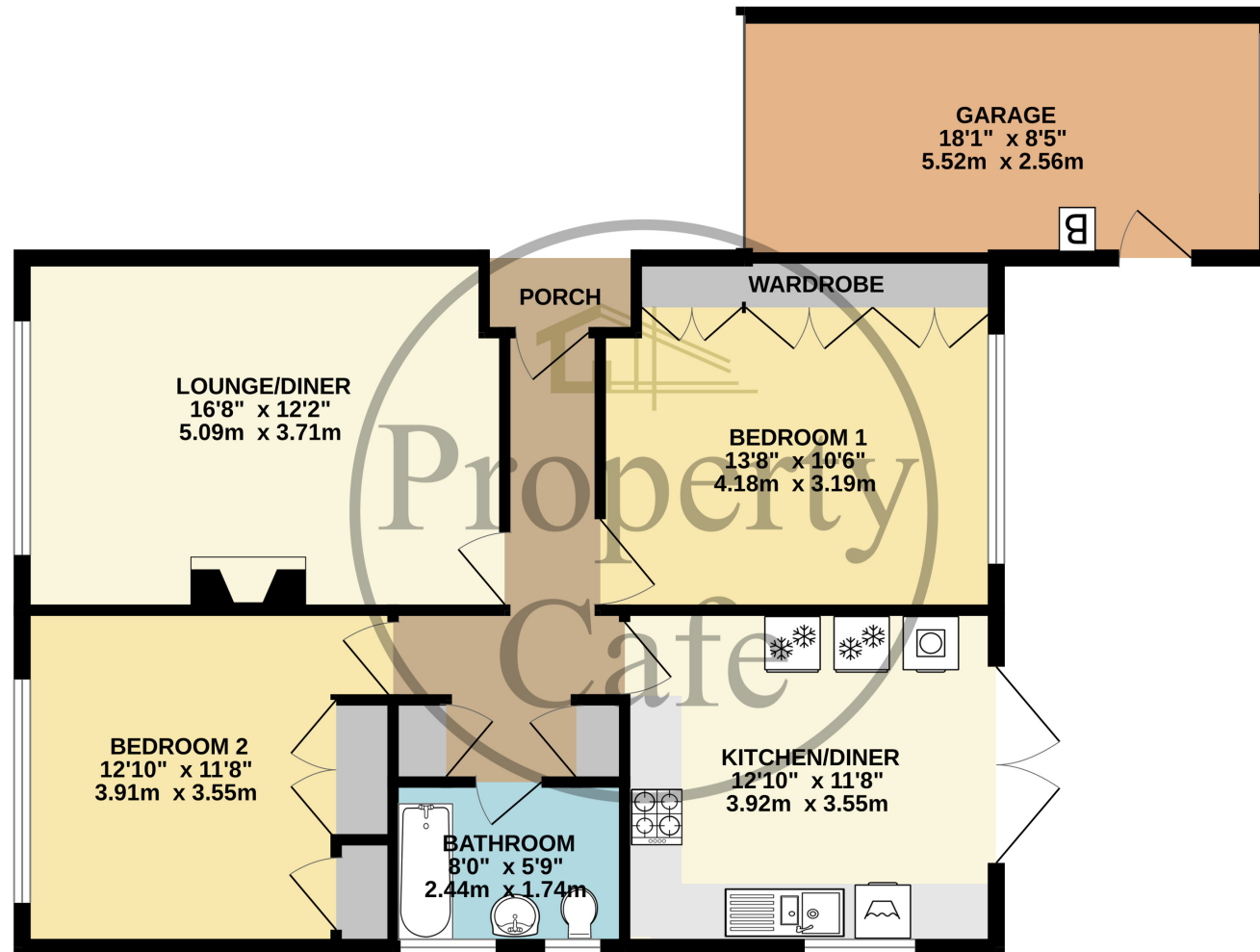




A Spacious Detached Larkin Built Bungalow * Two Spacious Double Bedrooms With Built In Wardrobes * Dual Aspect West Facing Lounge-Diner With Fireplace * Good Size Inner Hall With Ample Storage * Modern Fitted Kitchen-Diner With Patio Doors * Central Heated & Fully Double Glazed * Modern Bathroom * Good Size Front Garden & Drive * Integral 18ft x 9ft Single Garage * (Garage With Power, Light & Remote Roller Door) * Sought After & Peaceful Location * Located In Quiet Cul-De-Sac * Good Size Rear Garden (Sun all day) * Large Timber Built Shed To Remain * Lots Of Additional Scope & Potential * UPVC Windows, Soffits & Gutters * Ample Parking With Additional Scope * Good Size Insulated Loft * Viewing Via A Strict Appointment Basis * For additional details call (01424) 224488



GROUND FLOOR
949 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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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Bedrooms: 2
Receptions: 1
Council Tax: Band D
Council Tax: Rate 1985.16
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (68)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

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





The property is situated within the peaceful outskirts of Bexhill Town & close to Sidley Town Centre within a popular & quiet residential area. There are excellent shopping & transport facilities close by. Sidley Town Centre offers both independent & main brand shops offering an array of services. You will also find main bus routes into the town centre close by & Bexhill Mainline railway station is only 1.5 miles away offering excellent regular routes into Hastings, Eastbourne, Brighton, Gatwick & London. The new link road is within easy driving distance which dramatically reduces the travel time to the A21 and the Conquest Hospital.

- Spacious Detached Larkin Built Bungalow
 - Two Spacious Double Bedrooms
 - Dual Aspect West Facing Lounge-Diner
 - Good Size Inner Hall With Storage
 - Modern Fitted Kitchen-Diner With Patio Doors
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