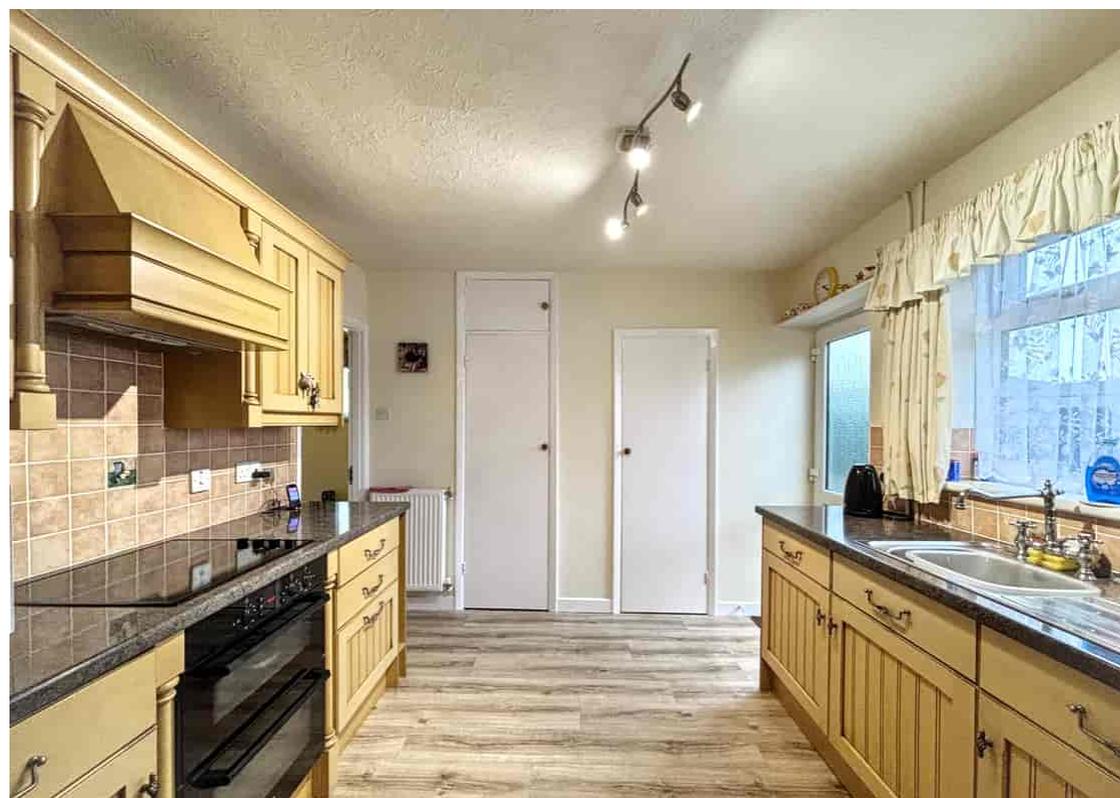




5 Fowlers Close, Bexhill-on-Sea, East Sussex, TN39 4JU

Immaculately Kept & Well presented Two Bedroom Detached Larkin Bungalow In A Sought After Quiet Residential Location

£469,950 - Freehold





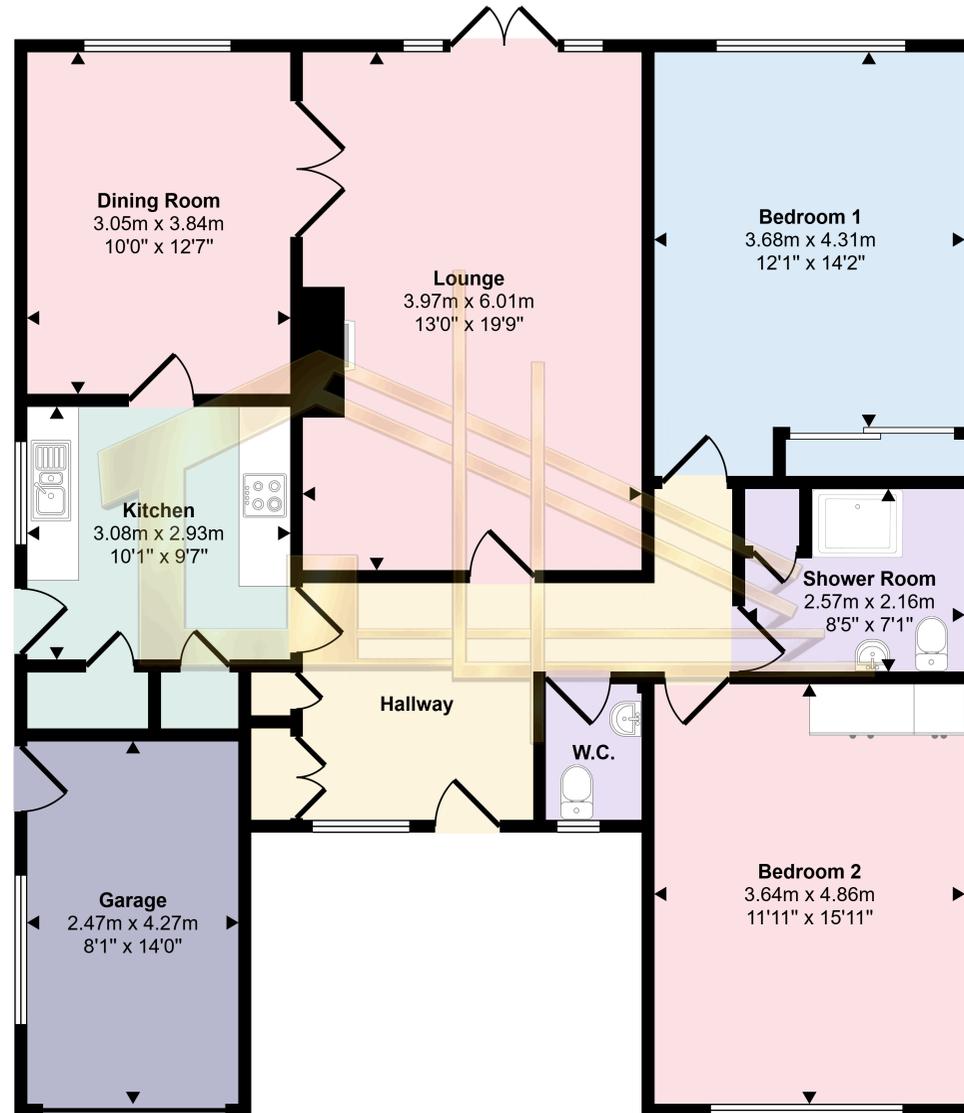
An excellent opportunity to acquire this well-presented two-bedroom detached 'Larkin' bungalow, ideally positioned within the highly sought-after Broad Oak Park area, tucked away in a peaceful cul-de-sac setting.

The property offers a generous and versatile lounge through diner, thoughtfully arranged with double doors creating the option of separate living and dining spaces—perfect for both everyday comfort and entertaining guests. The fitted kitchen is well equipped with integrated appliances and practical larder cupboards, providing excellent storage and functionality. There are two spacious double bedrooms, complemented by a contemporary shower room and the added convenience of a separate W.C. The home further benefits from ample fitted storage throughout, ensuring practical living space is maximised. Externally, the property enjoys landscaped front and rear gardens, ideal for relaxing or outdoor enjoyment. Additional features include off-road parking and a single garage fitted with an electric roller door.

Further benefits include gas central heating, double glazing, and a spacious loft offering excellent potential for conversion (subject to the necessary consents). Beautifully maintained throughout and located within one of the area's most desirable residential settings, early viewing is highly recommended to fully appreciate all that this delightful bungalow has to offer.



Approx Gross Internal Area  
118 sq m / 1266 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 2  
**Receptions:** 2  
**Council Tax:** Band D  
**Council Tax:** Rate 2703.62  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** E (53)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lateral living.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.





The property is situated in the highly sought-after Broad Oak Park area of West Bexhill 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 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 are regular bus services to Eastbourne and Hastings. Collington train station is only a 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.

- Two Bedroom Detached 'Larkin' Bungalow For Sale
- Generous Lounge Through Diner Separated By Double Doors
- Fitted Kitchen Including Larder Cupboards & Integrated Appliances
  - Two Spacious Double Bedrooms
  - Contemporary Shower Room
  - Additional Separate W.C
- Off-Road Parking & Single Garage With An Electric Roller Door
  - Landscaped Front & Rear Gardens
- Ample Fitted Storage Throughout
- Spacious Loft With Potential To Convert
  - Central Heated & D.Glazed
- Well Presented & Maintained Throughout
- Highly Sought After Broad Oak Park Location
  - Peaceful Cul-De-Sac.
  - Viewing Highly Recommended