



34 Rotherfield Avenue, Bexhill-on-Sea,
East Sussex TN40 1SY



PROPERTY DESCRIPTION

A rarely available two double bedroom end of terrace retirement bungalow (over 55's) situated just a short distance from the town centre, seafront and railway station and within the Bishops Gardens development. The accommodation comprises; entrance hall, dual aspect lounge/dining room, fitted kitchen, two double bedrooms and wet room. Outside the property enjoys gardens to the side and rear with the latter benefitting from sea views. The property is to be sold CHAIN FREE and with a garage en-bloc. EPC - D.

FEATURES

- Two Bedroom Bungalow
- End Of Terrace Property
- Part Of The Bishops Gardens Estate
- Short Distance To The Town Centre & Train Station
- Garage
- Elevated Position With Sea Views From The Garden, Lounge, Kitchen & Bedroom Two
- Chain Free
- Wet Room
- Easy Reach Of Bexhill Old Town & Manor Barn Gardens
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Accessed via private front door, ceiling coving, access to loft space via hatch, two storage cupboards, airing cupboard, radiator.

Lounge/Dining Room

23' 3" x 11' 7" max narrowing to 8' 1" (7.09m x 3.53m) A bright dual aspect room with double glazed windows to the side and rear with sea views and double doors to the rear leading to the garden, ceiling coving, television point, two radiators.

Kitchen

10' 11" x 7' 11" (3.33m x 2.41m) Double glazed window to the side with sea views, ceiling coving, a fitted kitchen comprising; a range of working surfaces with inset stainless steel sink unit with mixer tap, inset four ring gas hob, a range of matching wall and base cupboards with fitted drawers, built-in eye level oven, space for washing machine, wall mounted gas fired boiler.

Bedroom One

11' 0" x 10' 1" to front of wardrobes (3.35m x 3.07m) Double glazed window to the front, ceiling coving, various built-in cupboards, radiator.

Bedroom Two

11' 8" x 7' 3" to fronts of wardrobes (3.56m x 2.21m) Double glazed window to the rear with sea views, ceiling coving, built-in cupboards, radiator.

Shower/Wet Room

Double glazed patterned window to the front, a fully tiled wet room style shower with electric shower, low level WC, wash hand basin.



Outside

To the front of the property there is a small area of garden with bushes.

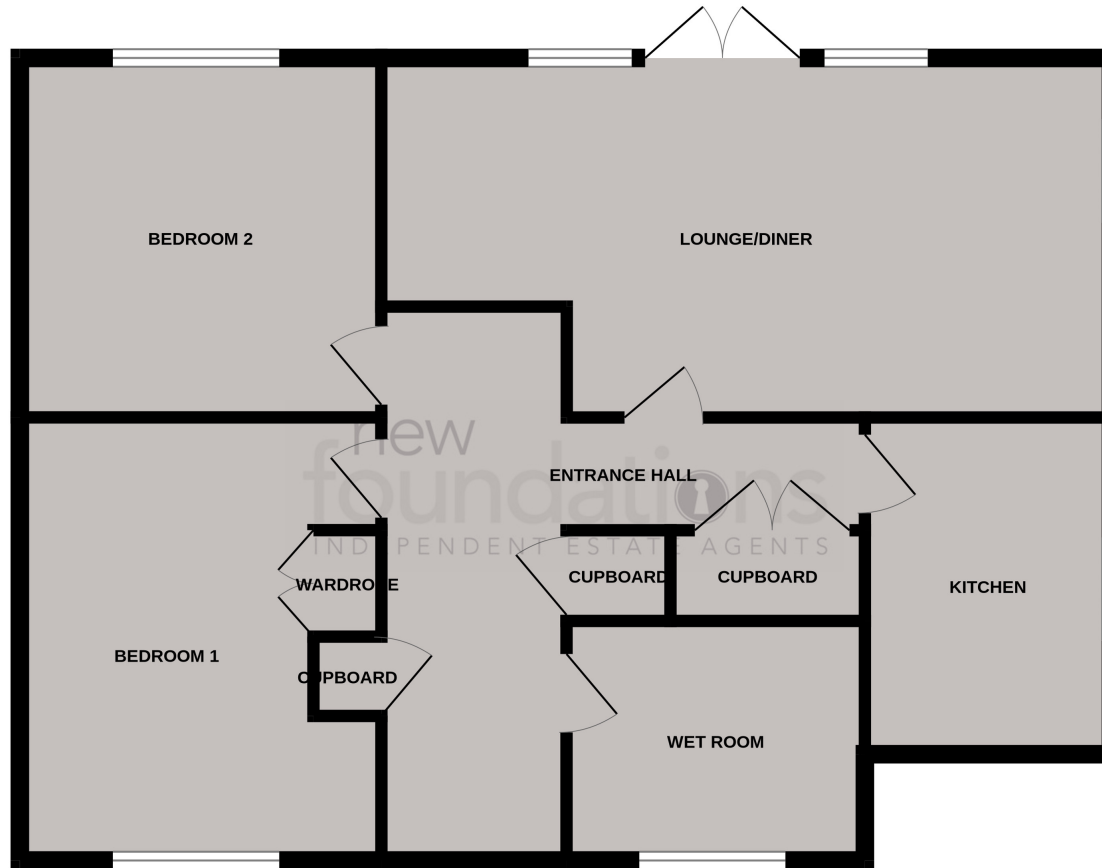
The rear garden benefits elevated views towards the sea on both easterly and southerly aspects, gated side access, timber framed shed, patio area ideal for table and chairs, further raised patio which can be access from the lounge, the remainder of the garden is laid to lawn.

NB

We have been verbally advised that the service charge for this property is £4006.88 per annum, and the ground rent is £189.68 per half year.

FLOORPLAN

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

