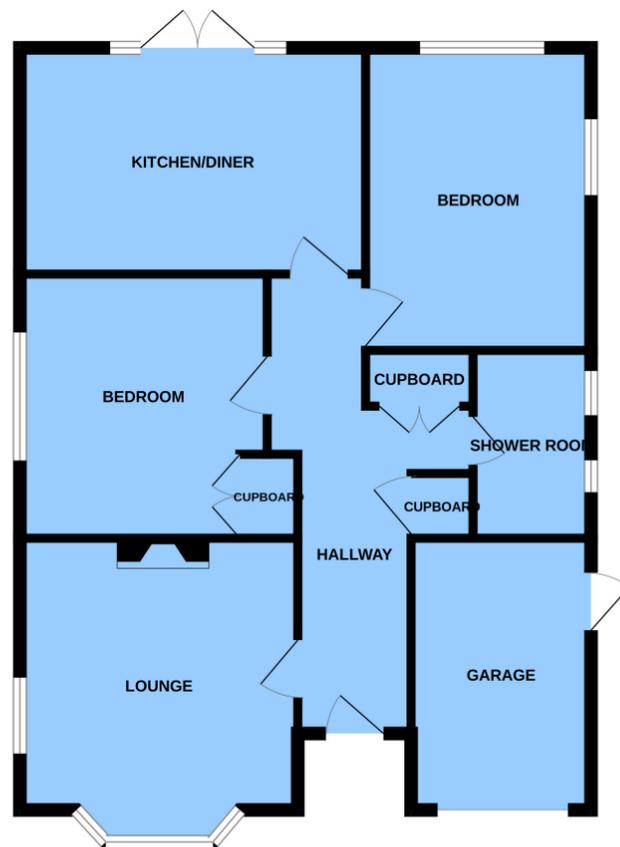


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.
 Made with Metropix 5/2025



24 Broad View, Bexhill-on-Sea, East Sussex TN39 4HW

£475,000 freehold

A spacious and recently refurbished two double bedroom detached bungalow set on a generous corner plot with garage, parking and sea views. Offered with no onwards chain.

Detached Bungalow
 Garage and Parking

Recently Refurbished
 Popular Location

2 Double Bedrooms
 No Onwards Chain

Large Corner Plot

Description

Having been subject to an extensive programme of modernisation this spacious Larkin built bungalow presents buyers with the perfect opportunity to just move in and put their furniture down. The meticulously presented accommodation comprises a generous panelled entrance hall, a spacious double aspect living room, two generous double bedrooms, the larger enjoying sea views and both served by a luxurious refitted shower room. A particular feature of this property is the kitchen/dining room, again newly refitted with attractive shaker style units and integrated appliances centered around a large breakfast bar island. This room has double doors leading out to the rear garden. The gardens wrap around three sides of the property, to the front is a generous parking area leading to the garage and to the rear is a predominantly level area of lawn with a terraced area that enjoys the sea views. The property is situated on a quiet road in a popular area of Bexhill which is very well served for day to day amenities including supermarkets, bar, restaurants and the seafront with its iconic De La Warr Pavilion and beautiful promenade. High Woods Golf Course is a short distance from the property as is the mainline station at Cooden with regular services to London Victoria. Available with no onwads chain.

NOTE: We are advised there is planning permission for 2 bedrooms and a bathroom in the loft space, Planning Ref: RR/2024/1086/P.

Directions

On approaching Bexhill from the Little Common roundabout on the A259 proceed in an easterly direction turning left into Warwick Road. At the top of Warwick Road bear right into Broad Oak Lane and immediately left into Ward Way and then left into Broad View where the property will be found shortly along on the right hand side just after the bend.

What3Words:///loaders.hypocrite.talked

THE ACCOMMODATION

with approximate room dimensions is approached via a covered entrance porch with part glazed door to

SPACIOUS HALLWAY

25' 10" x 4' 10" (7.87m x 1.47m) max with decorative panelling, recessed cupboard with space and plumbing for washing machine and tumble dryer, separate airing cupboard with shelving and immersion tank.



LIVING ROOM

15' 10" x 14' 0" (4.83m x 4.27m) a delightful double aspect room with window to front taking in views to the front, recessed lighting.

KITCHEN/BREAKFAST ROOM

16' 1" x 11' 10" (4.90m x 3.61m) with double doors leading to the rear garden and fitted with a range of shaker style base units incorporating cupboards and drawers with granite working surfaces and breakfast bar with units under, 1 1/2 bowl sink with mixer tap, Neff induction hob with extractor over, integrated double oven, microwave and grill, fridge/freezer and dishwasher.



BEDROOM 1

15' 2" x 10' 4" (4.62m x 3.15m) a double aspect room with windows to front and side, fitted wardrobes, recessed lighting.



BEDROOM 2

13' 9" x 11' 11" (4.19m x 3.63m) with window to side, recessed lighting, fitted wardrobe.

SHOWER ROOM

8' 9" x 5' 5" (2.67m x 1.65m) with two windows to the side, recessed lighting and fitted with a large shower unit with Amazon showerhead, shelved recess, chrome fittings, vanity sink unit, wc and heated towel rail.



OUTSIDE

To the front of the property is an area of driveway providing parking and access to the garage. The property occupies a corner plot and the gardens wrap around on three sides. The front garden is predominantly laid to lawn with a brick retaining wall. A hedge enclosed side access leads to the rear garden which is predominantly laid to level lawn being hedge and fence enclosed with a variety of mature trees and bushes. To the northern side of the garden is a terraced area with steps up and a recessed area with a patio ideal for outside entertaining. There is also an outside tap.



GARAGE

18' 7" x 8' 0" (5.66m x 2.44m) with manual up and over door, window to side, power and light. This houses the fuse board, gas meter and gas boiler. A courtesy door leads to the side of the property.

COUNCIL TAX

Rother District Council
Band D £2,552.34

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.