



31 Birkdale, Bexhill-on-Sea, East  
Sussex TN39 3TR





## PROPERTY DESCRIPTION

CHAIN FREE. A three bedroom detached 'Larkin' bungalow ideally situated on the 99 bus route and just a short distance from Little Common Village with an array of amenities, doctors surgery & Tesco Express. The accommodation comprises; entrance hall, a few bright south facing rooms including; lounge, fitted kitchen and bedroom/reception room. There are two further double bedrooms, bathroom & separate WC. Outside there is a good size SOUTH FACING rear garden, off road parking and garage. EPC - TBC.

## FEATURES

- Three Bedroom Detached Bungalow
- Triple Aspect Kitchen
- Off Road Parking & Garage
- Easy Reach Of Little Common Village
- Plenty Of Potential
- Sought After Location On The 99 Bus Route
- Vacant Possession
- Good Size South Facing Garden
- No Onward Chain
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance

Front door leading to entrance hall with radiator, original wood flooring, door to sitting room.

### Sitting Room

16' 0" x 10' 8" (4.88m x 3.25m) Feature brick built fireplace with open fire, two radiators, wall light, glazed doors leading to enclosed sun room.

### Sun Room

9' 8" x 4' 3" (2.95m x 1.30m) With tiled floor and doors to the garden.

### Kitchen

10' 2" x 9' 7" (3.10m x 2.92m) Fitted with double drainer stainless steel sink unit with cupboards and drawers under, built in four ring gas hob, plumbing for washing machine, appliance spaces, built-in double oven, double glazed window with a southerly aspect overlooking the rear garden, further window to side, double glazed door giving access to the rear garden, built in cupboard housing wall mounted gas boiler, further working surface with cupboards below and storage cupboards above, additional large storage cupboard.

### Inner Hallway

With access to the loft hatch.

### Bedroom 1

15' 7" x 12' 2" (4.75m x 3.71m) Double aspect having double glazed windows overlooking the front of the property, radiator, wall lights.

### Bedroom 2

12' 1" x 12' 1" (3.68m x 3.68m) Having dual aspects with double glazed windows overlooking the front of the property, radiator.

### Bedroom 3

15' 1" x 11' 3" (4.60m x 3.43m) Having a double glazed windows with southerly aspect overlooking the rear garden, radiator, telephone point.

### Bathroom

Fitted panel bath with mixer tap and shower attachment, pedestal wash basin, radiator, double glazed window, heated towel, rail, built in airing cupboard housing hot water tank.

### W/C

Low level WC, frosted double glazed window, radiator.

### Garage

Accessed via wooden double doors.

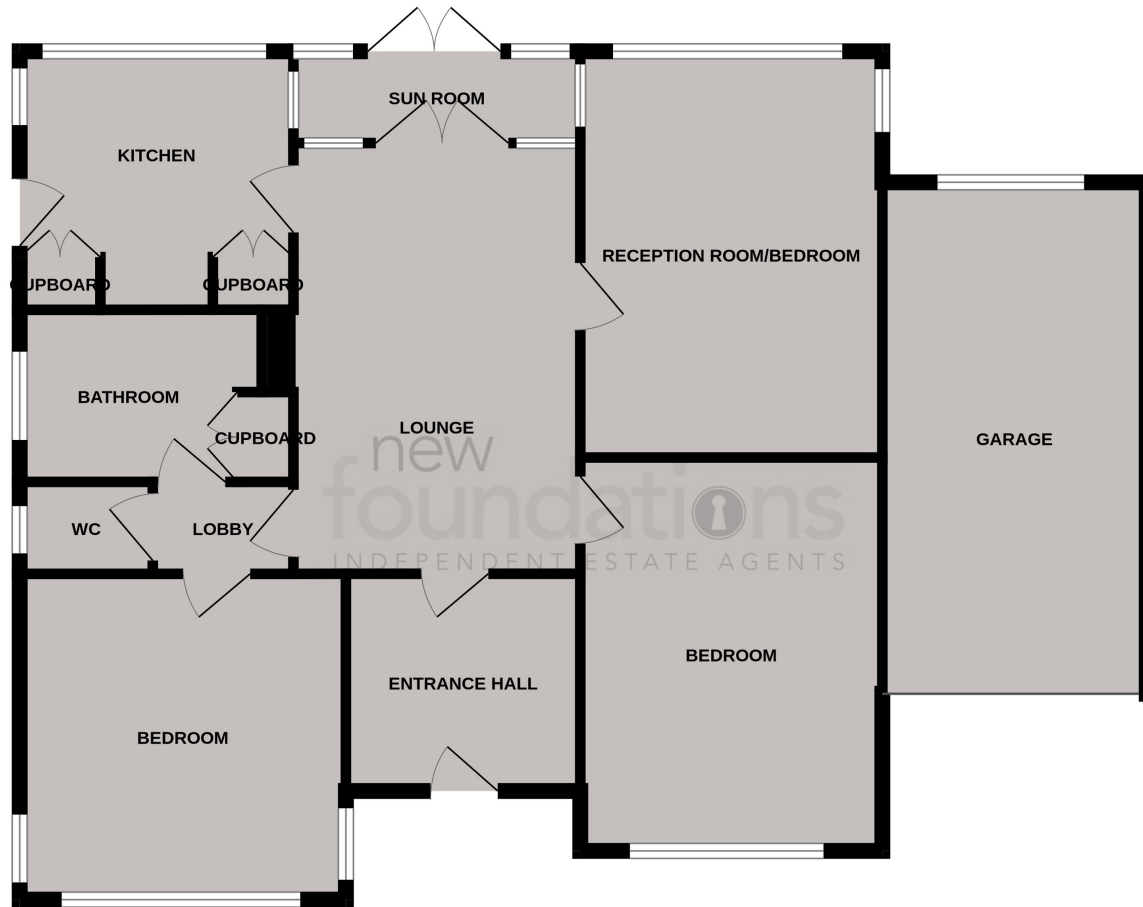
### Outside

To the front of the property the gardens are laid to lawn with flower and shrub borders, brick paved driveway leading to the garage with twin opening doors.

The property benefits from having a south facing rear garden laid to lawn, side access. There is also the rear section of garden with flower shrub, bushes and trees.

# 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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