



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£365,000 21 Ward Way, Bexhill-on-Sea, East Sussex TN39 4HL
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

With a substantial rear garden and no onward chain, this detached bungalow is deceptively spacious!

In a quiet residential neighbourhood, just over a mile from the town centre and iconic seafront promenade, the majority of the rooms are double aspect and provide abundant natural light throughout the property, which includes; a welcoming reception hall leading to the spacious lounge/diner with a feature fireplace and ample space for both living room and dining room furniture. The fitted kitchen/breakfast room has matching wall and base units with an integrated oven & hob, a large storage cupboard and space for appliances. The kitchen also has space for a table, chairs and appliances. The kitchen opens into the conservatory, which has a door leading into the garage and double doors leading to the rear garden.

In addition, the bungalow has two large double bedrooms, a four-piece bathroom suite, and a separate cloakroom. There is gas central heating, double glazing throughout, and a large loft space in the bungalow.

To appreciate all the property has to offer in full, early viewing is highly recommended!



Key Features:

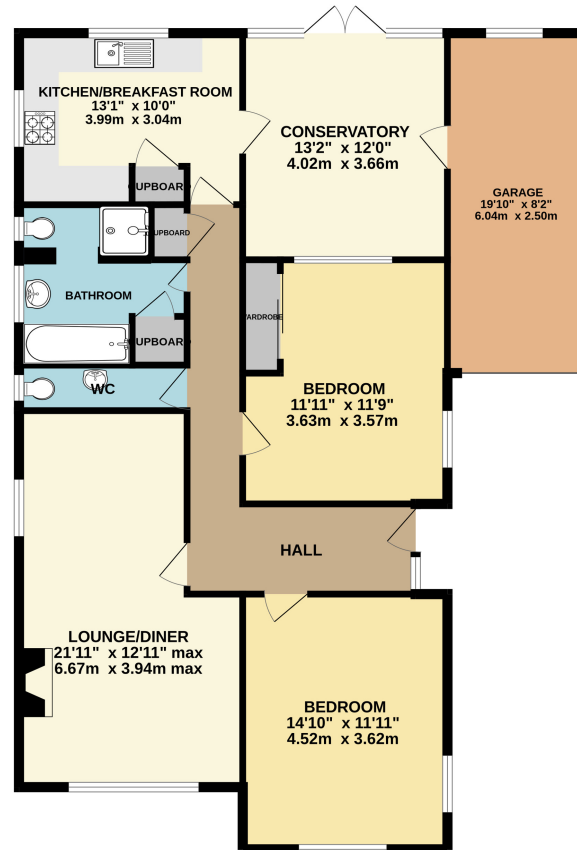
- Deceptively Spacious Detached Bungalow
- Two Good-sized Double Bedrooms
- Four Piece Bathroom Suite & 2nd WC.
- Substantial Rear Garden
- Kitchen/Breakfast Room
- Off Road Parking And Garage
- Conservatory

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GROUND FLOOR
1275 sq.ft. (118.4 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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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Exterior

There is an extensive block paved driveway at the front of the property providing off road parking for multiple vehicles and access is available into the garage via an up & over door.

The substantial rear garden is predominantly laid to lawn with a variety of well-established plantings throughout. The garden has several levels, adjacent to the bungalow is a large area of patio ideal for alfresco dining, along with a an area of lawn and a large garden shed.

Location

The property is located in a sought after location in west Bexhill. Just over a mile away is Bexhill town centre and the iconic seafront promenade. The popular village of Little Common is also just over a mile away.

Within a short distance you will find well-regarded schools for ages, as well bus routes and Colington train station providing regular services into Eastbourne, Hastings, Brighton, Gatwick & London Victoria.

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