



1, The Old Bakery Turkey Road,
BEXHILL-ON-SEA TN39 5HE



PROPERTY DESCRIPTION

A unique opportunity to acquire an incredibly well presented, two bedroom semi-detached bungalow situated a short walk from local amenities. Notable features of the property include; Modern Kitchen and recently refitted Bathroom, 17' Living Room/Dining Room, low maintenance rear garden, off road parking, double glazed windows, gas boiler and radiators. EPC - D

FEATURES

- Two Bedroom Semi Detached Bungalow
- Modern Kitchen & Bathroom
- 17' Living Room/Dining Room
- Very Well Presented Throughout
- Low Maintenance Rear Garden
- Unique Opportunity
- Freehold
- Off Road Parking
- Walking Distance To Local Amenities
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to entrance hall with radiator, hatch to loft space, laminate flooring, central heating thermostat, door to living room.

Living Room/Dining Room

17' 2" max x 14' 11" (5.23m x 4.55m) With double glazed double doors with windows to either side leading onto garden, radiator, TV point.

Kitchen

15' 9" x 7' 2" (4.80m x 2.18m) With modern units comprising; single bowl sink unit with mixer tap and storage cupboard below, part tiled wall, built in four ring Electric hob with electric oven below, drawers to one side, space for undercounter washing machine and tumble dryer, space for freestanding fridge freezer, space for breakfast table, range of matching wall mounted cupboards, double glazed Velux window, laminate flooring, radiator.

Bedroom 1

14' 0" max x 9' 11" max (4.27m x 3.02m) With double glazed window having outlook over the front of the property, telephone point, radiator.

Bedroom 2

15' 8" narrowing to 11' 1" x 7' 7" max (4.78m x 2.31m) With double glazed velux window and radiator.

Bathroom

Having been recently refitted with panelled bath with mixer tap and independent shower over, low-level WC, vanity unit wash hand basin with storage cupboard below, part tiled walls, chrome ladder radiator, tiled floor, extractor fan.

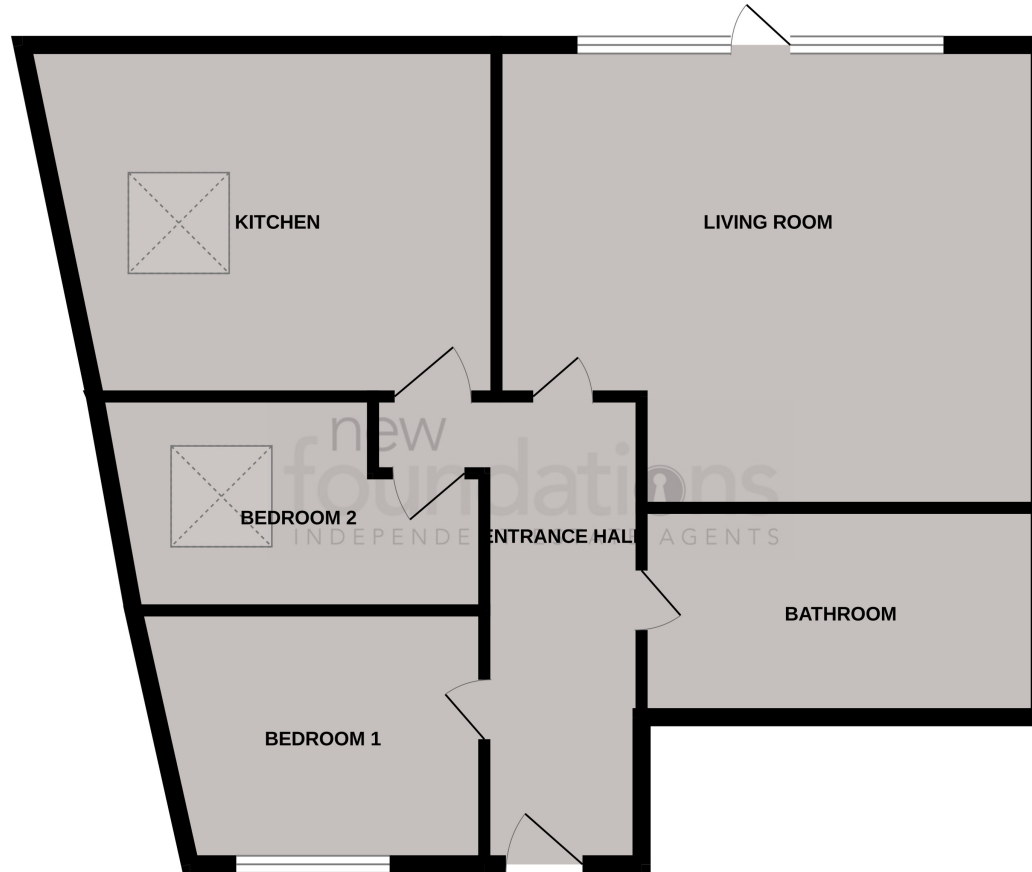
Outside

To the rear of the property is a low maintenance rear garden laid to the patio. The front of the property is approached via a brick paved driveway offering parking for one car.



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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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

