



62 Birkdale, Bexhill-on-Sea, East
Sussex TN39 3TG



PROPERTY DESCRIPTION

A beautifully presented and extended two bedroom detached bungalow situated a short distance from Little Common Village. The property enjoys a beautifully fitted kitchen with appliances, re-fitted shower room/WC. Other benefits include; sealed unit double glazing, gas boiler and radiators, conservatory overlooking the rear garden. The accommodation comprises; enclosed entrance porch, large L shaped entrance hall, sitting room, kitchen/dining Room, good size rear garden, and off-road parking. CHAIN FREE. EPC - D

FEATURES

- Beautifully Presented 2 Bedroom Bungalow
- Extended Kitchen/Dining Room
- Conservatory
- Refitted Shower Room
- New Boiler 2022 With 5 Year Warranty
- Chain Free
- Mature Well Stocked Garden
- Very Close To Little Common Village
- Viewing Advised To Fully Appreciate This Wonderful Home
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to enclosed entrance porch with double glazed window, double glazed door leading to L-shaped hallway with radiator, access to loft space, two built-in storage cupboards.

Sitting Room

18' 8" x 11' 8" (5.69m x 3.56m) Double glazed window overlooking the front of the property, radiators, TV point.

Kitchen/Dining Room

29' 10" x 13' 0" narrowing to 7'2" (9.09m x 3.96m) Refitted kitchen with one and a half bowl stainless steel sink unit with mixer tap, cupboards below, range of working surfaces with storage cupboards and drawers under, built in dishwasher, space for washing machine, radiator, double glazed window overlooking the front of the property, space for tumble dryer, built-in fridge/freezer, further working surface with built-in four ring induction hob with cupboards under and extractor hood over, tall storage unit housing steam and conventional oven with electric oven/Combi microwave below, storage above and below, three large storage units, tiled floor, spotlights, double glazed door giving access to the side garden, Breakfast/Dining area with two radiators, space for table, tiled floor, Double glazed French doors leading onto the conservatory.



Conservatory

12' 1" x 11' 0" (3.68m x 3.35m) With brick base, UPC double glazed windows and French doors leading onto the rear garden.

Bedroom 1

13' 8" x 11' 7" (4.17m x 3.53m) Double glazed window overlooking the front of the property, radiator, fitted wardrobes.

Bedroom 2

12' 7" x 12'11" (3.84m x 3.53m) Double glazed window overlooking the rear garden, radiator.

Refitted Shower Room

With large walk in shower with glass screens and chrome fittings, wash hand basin with mixer tap, low-level WC, heated towel rail, double glazed windows.

Outside

To the front of the property there is a large brick paved driveway, flower and shrub borders and small area of lawn. The principal area of gardens are located to the rear.

With patio area, side access, the gardens are laid to lawn with well stocked flower and shrub borders, summer house further seating areas, one gravel and one paved, selection of trees, shrubs and bushes, to the rear of the garden that is a timber shed, The gardens are fenced.

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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

