BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

20 Danecourt Close, Bexhill-on-Sea, East Sussex TN39 4AR

£425,000

3 Bedroom | 1 Bathroom | 1 Reception

AT A GLANCE...

An exciting opportunity has arisen to purchase a semi-detached 'Larkin' bungalow with an extensive rear garden, four garages, and a large forecourt with excellent development potential (subject to planning permission). Bright and deceptively spacious, the bungalow is situated in a quiet cul-de-sac and close to local schools and amenities. It features a dual aspect living room with a wall mounted fireplace and a door leading to a landscaped garden. A fitted kitchen with matching solid oak wall and base units, finished with granite work surfaces and space for appliances. Additionally, there is a useful larder cupboard in the kitchen, as well as a door out to the side of the property. The bathroom suite comes with fitted oak storage units and there are three good-sized bedrooms, one of which is currently used as a dining room. Furthermore, the bungalow benefits from gas central heating, double glazing and a large fully boarded loft space with potential for further development if required (subject to necessary permissions). It is highly recommended that you view this property and its plot at your earliest convenience in order to fully appreciate the potential it offers!

Key Features:

- Potential Development Plot
- No Onward Chain
- Extensive Gardens
- Two/Three Bedrooms
- Semi Detached Bungalow
- Block Of Four Garages & Large Forecourt

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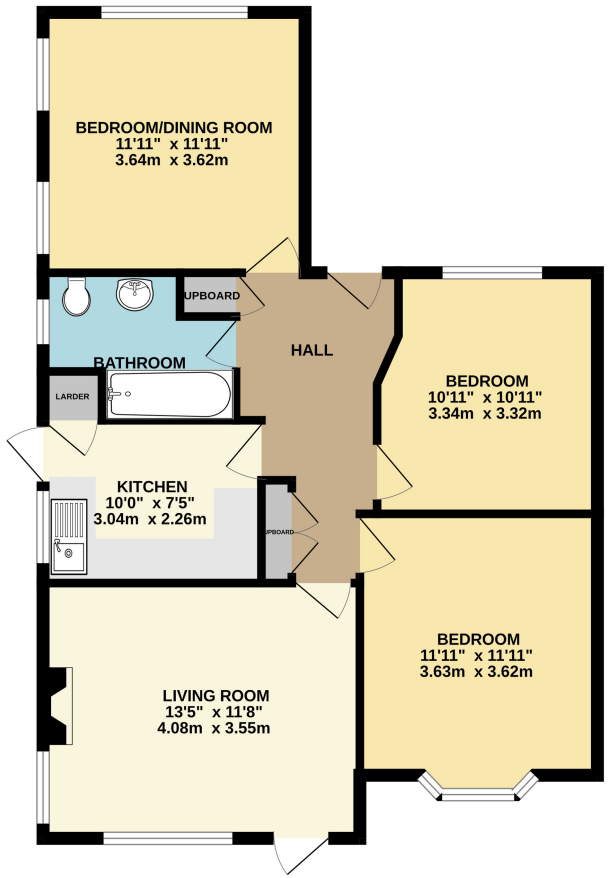
GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Garages

34.6 ft x 18 ft. Each garage is brick and block built with windows, corrugated roof and up and over doors. There is a large hardstanding forecourt with access via Buxton Drive, as well as from the rear garden of the property via a wooden gate. This is a great opportunity to use the space for storage, a business or rental income. If planning consent is obtained, the garages could be separated from the bungalow to create a separate building plot.

Exterior

The bungalow features a walled garden with mature shrubs, as well as a lawned area with mature flower borders.

From the back door, Buxton Drive is approximately 116 ft, and 63 ft wide at the widest point. A beautifully maintained, secluded rear garden with mature fruit trees and mature borders that offers a high level of privacy. Adjacent to the bungalow is an area of paved patio ideal for alfresco dining with outside lighting. Additionally, there is a shed with power, light, and weatherproof outdoor sockets, as well as a greenhouse and potting shed.

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