



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£385,000 12 Laburnum Gardens, Bexhill-on-Sea TN40 2PF
🛏️ 3 Bedroom 🛁 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

This deceptively spacious detached bungalow enjoys abundant natural light, attractive distant views and is offered to the market with no onward chain.

Tucked away in a quiet cul-de-sac, the property is conveniently located close to well-serviced transport links, Ravenside Retail Park, and just over 1.5 miles from the iconic seafront promenade and town centre. The accommodation begins with a welcoming entrance hall leading to a spacious dual-aspect living room, featuring a fireplace and sliding doors opening onto the rear garden. The fitted kitchen offers matching wall and base units, an integrated double oven and hob, integrated fridge and space for additional appliances. A large airing cupboard provides useful storage, and a door from the kitchen leads into the garden room, which has further space and plumbing for appliances. From the kitchen, a further door opens into the dual-aspect dining room, complete with sliding doors to the garden.

The bungalow offers three well-proportioned bedrooms, all benefiting from built-in wardrobes, along with a four-piece bathroom suite and a separate cloakroom.

To fully appreciate the space, setting and features this property has to offer, an early viewing is highly recommended.

12 Laburnum Gardens, Bexhill-on-Sea, East Sussex, TN40 2PF

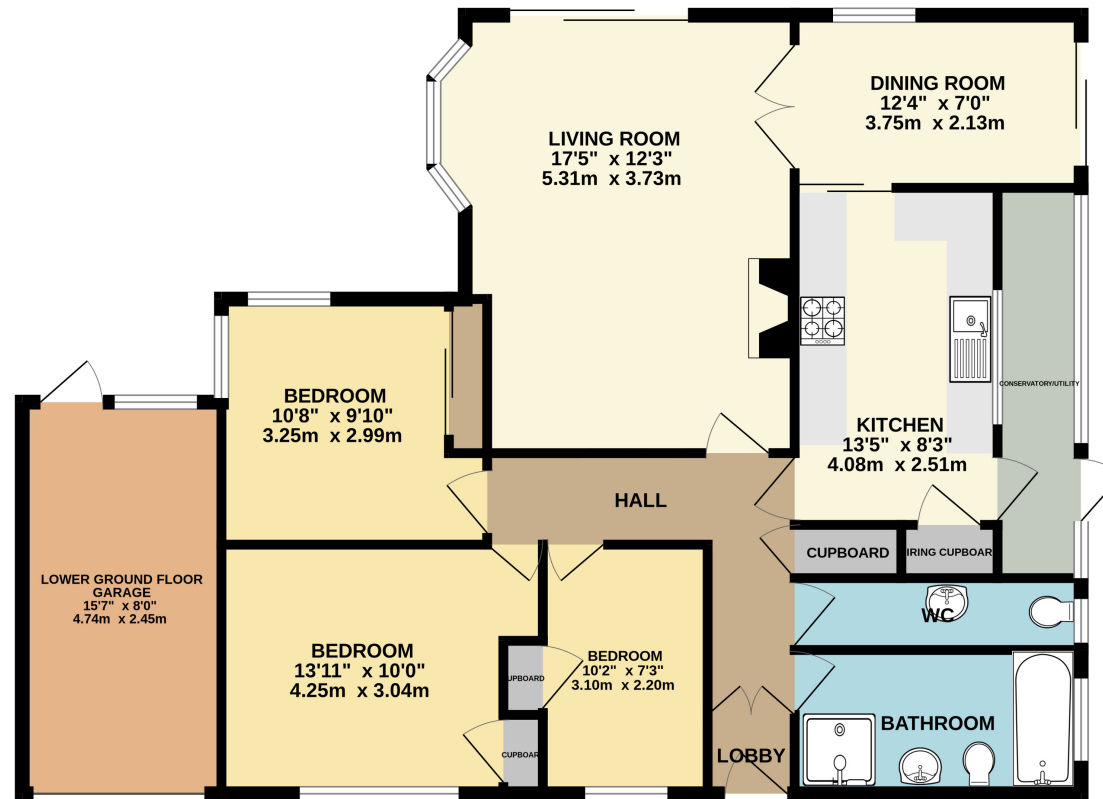
 3 Bedroom  1 Bathroom  2 Reception



Key Features:

- Deceptively Spacious Bungalow
- Off-Road Parking & Garage
- Well-Established Gardens
- Quiet Cul- De- Sac Location
- Three Bedrooms
- Two Reception Rooms
- No Onward Chain

GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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

To the front of the property there is off-road parking, along with access to the garage via an up-and-over door. The garage benefits from a double-height ceiling providing excellent storage, along with power and lighting, and a further door offering access to the garden.

Well-established gardens surround the property, featuring a south-facing patio area ideal for alfresco dining, a vegetable garden and a selection of mature fruit trees. Additional benefits include a greenhouse, side access to the front from both sides of the property, outdoor power, water butts and a compost area, making this an ideal garden for keen gardeners.

Location

The property is ideally situated within close proximity to regular bus routes providing easy access to Bexhill, Hastings and Eastbourne. Ravenside Retail Park and the beach at Glyne Gap are approximately one mile away, while Bexhill seafront and the iconic De La Warr Pavilion are just over 1.5 miles away. A range of local amenities are conveniently close by, including a convenience store, doctor's surgery, pharmacy, primary and secondary schools, as well as the Ofsted-rated Outstanding Bexhill College.

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