

**Bexhill Office**  
01424 224488  
**Little Common Office**  
01424 848422

sales@propertycafe.co



# Property Cafe



**55 Turkey Road, Bexhill  
On Sea, TN39 5HB**

**'An Immaculate Two Bedroom Detached Bungalow with gated  
driveway & south facing garden' £225,000 Freehold**

The Property Cafe is delighted to offer for sale this immaculate two bedroom detached bungalow situated on the Northern outskirts of the town and within walking distance of local amenities and schools ideal for most age groups including the new Bexhill High School.

Accommodation & benefits include: A covered external porch with front door leading into a good size inner hall with access to; A triple aspect sitting room with central fireplace & ample space to relax and entertain, a kitchen, bathroom/WC and two double bedrooms one of which is currently used as a dining room. Additional benefits include double glazed windows and doors, gas fired central heating, off road parking for several vehicles and South facing rear garden. An internal inspection is highly recommended by the sellers sole agent.

- MODERN DETACHED BUNGALOW
- GOOD SIZED ENTRANCE HALL
- GOOD SCOPE AND POTENTIAL
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING & D.GLAZED
- PEABEACH GATED DRIVEWAY
- GATED SIDE ACCESS BOTH SIDES
- STH FACING REAR GARDEN
- OFF ROAD PARKING X4
- CLOSE TO ALL AMENITIES
- NEAR LOCAL SCHOOLS
- NEAR DOCTORS SURGERY
- VIEWING HIGHLY RECOMMENDED
- CALL BEXHILL TEAM 01424 224488



PROPERTYCAFE.CO



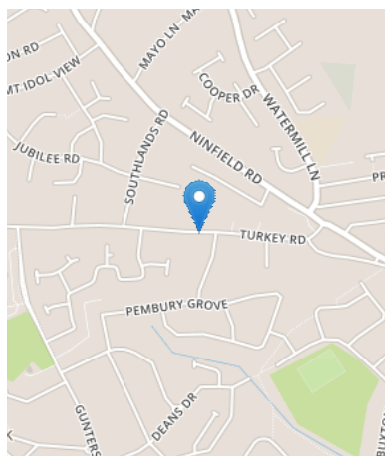
TOTAL APPROX. FLOOR AREA 715 SQ.FT. (66.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropac C0015



From our Office in Bexhill proceed up Sackville Road into Town Hall Square and bear left into London Road proceed down to the traffic lights and proceed straight across and up into Ninfield Road through Sidley High Street at the miniroundabout turn left into Turkey Road and the property can be found on your left hand side.

**MAP REF: C4**



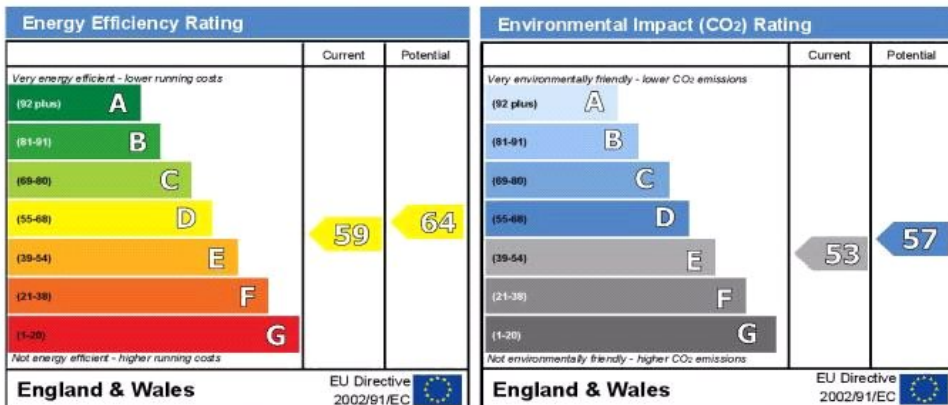
# Energy Performance Certificate



55, Turkey Road,  
BEXHILL-ON-SEA,  
TN39 5HB

Dwelling type: Detached bungalow  
Date of assessment: 02 September 2010  
Date of certificate: 02 September 2010  
Reference number: 0228-6098-6281-7190-4920  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 69 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	350 kWh/m <sup>2</sup> per year	312 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.0 tonnes per year	3.6 tonnes per year
Lighting	£69 per year	£36 per year
Heating	£612 per year	£561 per year
Hot water	£126 per year	£126 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.