



5 Alfray Road, Bexhill-on-Sea, East
Sussex TN40 2PS



PROPERTY DESCRIPTION

A two bedroom detached bungalow ideally located in this quiet cul-de-sac just a short distance from Ravenside Retail Park and Seafront. The property occupies a large plot and currently has planning permission to develop into a four bedroom chalet bungalow - RR/2020/2448/P. The current accommodation comprises; entrance hall, dual aspect lounge, kitchen/breakfast room, two double bedrooms and a modern bath/shower room. Outside there are gardens to all sides and a detached garage.

FEATURES

- Two Bedroom Detached Bungalow
- Large Plot
- Quiet Cul-De-Sac Location
- Council Tax Band - D
- Off Road Parking
- Detached Garage
- Planning Permission to Extend
- RR/2020/2448/P
- 57 square metres





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door with double glazed inserts, inset spot lights, wall mounted central heating thermostat, radiator, built in double cupboard, access to loft space via hatch.

Lounge

13' 6" x 12' 6" (4.11m x 3.81m) A dual aspect room with double glazed windows to the side and front and double glazed French doors to the front, ceiling coving, feature fireplace with wooden surround, radiator.

Kitchen

12' 2" x 10' 9" (3.71m x 3.28m) A dual aspect room with double windows to the front and side and double glazed door with patterned inserts to the side, ceiling coving, inset spotlights, a fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with chrome central mixer tap, a range of matching wall and base cupboards with fitted drawers, space for various appliances including; range style cooker, fridge/freezer and washing machine, radiator

Bedroom One

12' 7" x 12' 0" (3.84m x 3.66m) A dual aspect room with double glazed bay windows to the side and rear, ceiling coving, radiator.

Bedroom Two

11' 11" x 9' 6" (3.63m x 2.90m) Double glazed window to the rear overlooking the garden, ceiling coving, radiator.

Bath/Shower Room

Double glazed patterned window to the side, a modern fitted white suite comprising; panelled bath with Victorian style mixer tap, fully tiled walk-in corner shower cubicle with Triton electric shower over, low level WC, pedestal wash hand basin with cupboard under, airing cupboard housing gas fired central heating boiler, radiator.

Detached Garage

16' 1" x 8' 3" (4.90m x 2.51m) Access via up and over door.

Outside

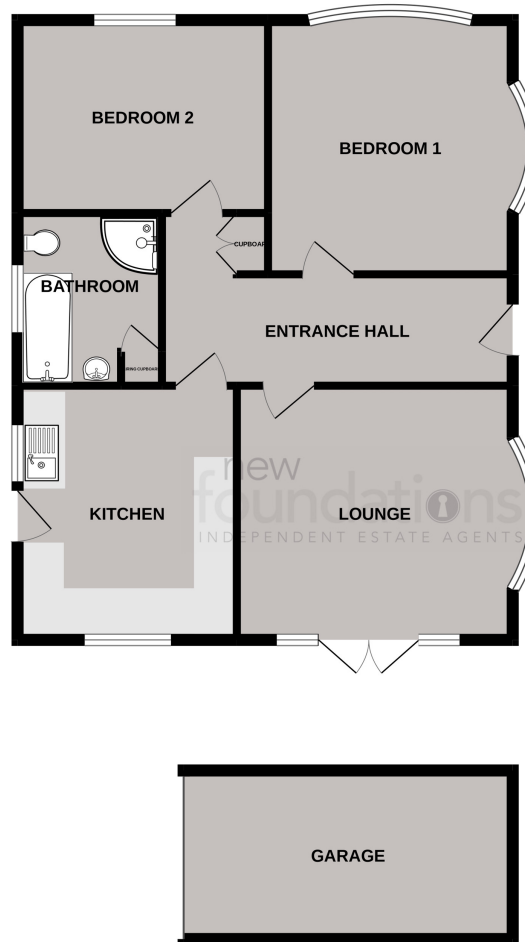
The front of the property is approached via a concrete driveway providing off-road parking and leads to the garage, further area of hardstand to the back of the garage. The remainder of the garden to all four sides is predominately later lawn, access to both sides leading to the rear garden, timber framed garden shed.

NB

There is currently planning permission to convert the property into a four bedroom chalet bungalow, these plans can be viewed online RR/2020/2448/P.

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>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(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	

