



Rowans Park Lane, Bexhill-on-Sea, East Sussex, TN39 4DS

(BUYER INCENTIVE AVAILABLE) Well Presented Detached Bungalow In Quiet Un-adopted Road Location £550,000

- Freehold



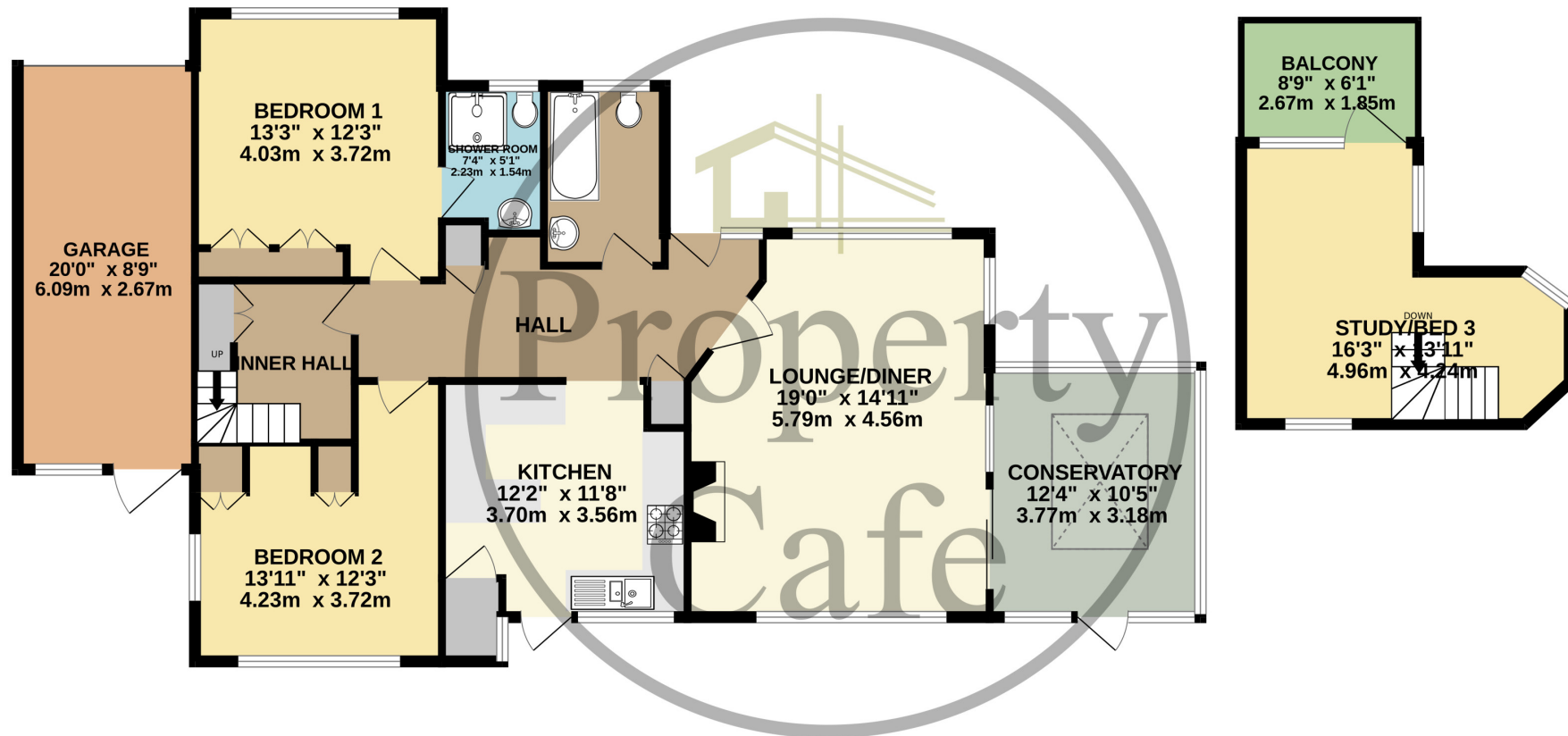


The Property Cafe is delighted to offer for sale this spacious Three Bedroom Detached Larkin built property with benefits & accommodation that include: A good size & well presented entrance hall with access to: A bright & spacious triple aspect lounge-diner with central fireplace, access to the pleasant conservatory, windows enjoying views over both the front & rear gardens and allowing space to relax & entertain. As the floor plan will illustrate there are three bedrooms in total with two ground floor double bedrooms & a further third first floor bedroom/home office-study. As you may note the Master bedroom has ample storage and a modern en-suite shower room. The property also benefits from gas heating and double glazing. Externally, there are mature gardens to three sides of the property, a substantial driveway offering off ample off road parking leading to an integral garage. The property is nestled in a quiet location at the top of an lovely un-adopted road situated just under a mile from the town centre and seafront, and within easy reach of local schools including Bexhill Academy, Bexhill Down. For any additional information or to arrange to view please contact or Bexhill sales team on 01424 224488.



GROUND FLOOR
1291 sq.ft. (120.0 sq.m.) approx.

1ST FLOOR
175 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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Bedrooms: 3
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Driveway. Garage.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: E (39)
Water Supply: Mains Supply.
Sewerage: None.
Broadband Connection Types: None.
Accessibility Types: None.

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



Outside : The front garden is fenced/hedged in, laid to lawn with flower and shrub beds, a pathway, outside lights, and a private driveway leading to the garage. The driveway, with turning space, provides off road parking for several vehicles, and the garage has power, light, an up-and-over door, and a door to the garden. Rear: The mature west-facing rear garden is fenced/hedged in and laid to lawn with many established plants, trees, and shrubs. There is a large patio, a greenhouse, store, shed, side access, an outside tap, and a fishpond.





The property is situated within easy access of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Spacious three bedroom detached bungalow
- Situated in a sought-after and quiet location
 - Triple aspect lounge diner with fireplace
 - Mature mature to front side and
 - Modern fitted kitchen and bathroom
 - Master bedroom with storage and ensuite shower room
- Two ground floor bed plus further first floor bed 3 /study
- Spacious conservatory overlooking garden
- Bed 3/Home Office with private balcony
- Quiet location within enclosed grounds
- Mature & well stocked West facing garden
- Integral garage with remote roller door
- Presented in good condition with additional scope and potential
 - Internal viewing highly recommended
- For additional details, Contact our sales team on (01424) 224488