



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£350,000 19 York Road, Bexhill-on-Sea, East Sussex TN40 2LB
2 Bedroom 1 Bathroom 1 Reception
Offers in excess of



AT A GLANCE...

We are delighted to offer for sale this deceptively spacious detached bungalow. Situated in a quiet Cul-De-Sac location just 0.2 miles from Ravenside retail park and bus routes, the bungalow provides accommodation including an enclosed entrance porch opening into the inner hall. There is a generously sized dual-aspect kitchen/diner open plan to the lounge at the rear of the property. The lounge is fitted with an electric fireplace and double sliding doors leading to the garden at the rear. There is a matching range of wall and base units with laminated work surfaces and integrated appliances, including an eye-level oven and an electric hob. There is a door opening out to the rear garden and space for further appliances. There are two double bedrooms on the front of the bungalow, both of them with fitted wardrobes and bay windows. The shower room has a utility cupboard, a walk-in shower cubicle, a wash hand basin and a low-level WC. Furthermore, the property benefits from gas central heating and double glazing.



Key Features:

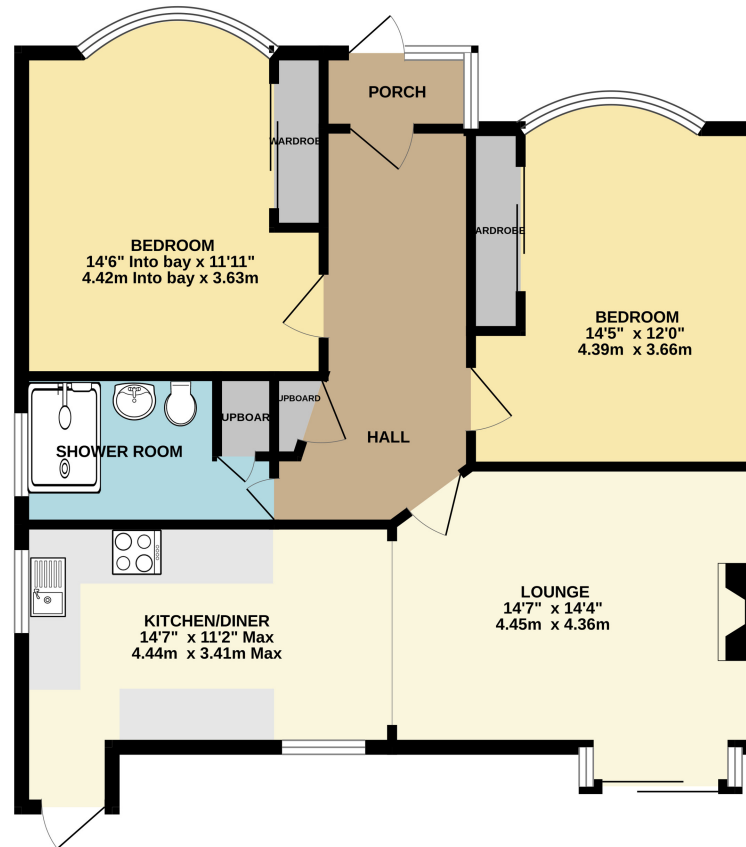
- Detached Bungalow
- Off Road Parking
- Double Glazing & Gas Central Heating
- Two Double Bedrooms
- Fitted Kitchen & Shower Room
- West Facing Garden With Log Cabin

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GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	68	84
EU Directive 2002/91/EC		

OUTSIDE -

The bungalow has a small low maintenance to the front of the property, as well as off-road parking. To the rear, there is a generously sized west-facing garden, predominately laid to lawn with an area of decking, ideal for alfresco dining. There is a large timber-framed shed, a fish pond and a large paved area to the side of the property. Additionally, there is a sizeable log cabin in the rear garden benefitting from power, light and water.

LOCATION -

The property is located in a quiet Cul-De-Sac location. Close by you will find well regarded Primary Schools, St Richards Catholic College which is currently rated as outstanding by OFSTED, along with Bexhill 6th Form College. Bexhill mainline railway station is just 1.3 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. Ravenside retail park and the beach at Glyne Gap are both within walking distance.

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