



14 Rowan Gardens, Bexhill-on-Sea,
East Sussex TN40 2QQ



PROPERTY DESCRIPTION

A spacious two bedroom detached bungalow situated at the end of a quiet cul-de-sac within the 'Pebsham' area of Bexhill which is within easy reach of the local shop and doctors surgery. The property is also ideally located just a short drive away from Ravenside Retail Park & Glyne Gap Beach. The accommodation comprises; entrance hall, sitting room which overlooks the garden and in turn leads to the conservatory/sun room, fitted kitchen, utility room, two double bedrooms and family bathroom. Outside there is gardens to three sides with the front providing off road parking which leads to the garage, the rear and side gardens are mature and well kept whilst benefitting from westerly and southerly aspects. EPC - C.



FEATURES

- Two Bedroom Detached Bungalow
- Quiet Cul-De-Sac
- Single Garage
- Utility Room
- Pebsham Location A Short Distance From Ravenside Retail Park & Glyne Gap Beach
- Off Road Parking
- Conservatory
- Gardens To Three Sides
- Main Areas Of Garden South & West Facing
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance

Double glazed front door with double glazed side screens leading to entrance hall, radiator, central heating thermostat, built-in airing cupboard with hot water tank and shelving.

Sitting Room

19' 5" x 12' 0" (5.92m x 3.66m) With double glazed window overlooking the rear garden, two radiators, feature wood fire surround with coal effect fire, TV point, door to sunroom.

Sun Room/Conservatory

14' 7" x 8' 2" (4.45m x 2.49m) Brick base with UPVC double glazed windows and roof, radiator, double glazed door leading onto the rear garden.

Kitchen

14' 0" x 9' 0" (4.27m x 2.74m) Double glazed window overlooking the rear garden, single bowl stainless steel sink unit with mixer tap and cupboards under, range of working surfaces with cupboards and drawers under, built-in fridge and freezer, space for gas cooker, matching wall mounted cupboards, radiator, built-in storage cupboard, door to utility room.

Utility Room

10' 1" x 5' 4" (3.07m x 1.63m) Double glazed window overlooking the garden, radiator, plumbing for washing machine, storage cupboard, working surface with further storage cupboard under, double glazed door leading onto the rear garden.

Bedroom One

12' 8" x 10' 8" (3.86m x 3.25m) Double glazed window looking down the close with far reaching views towards Hastings, radiator.

Bedroom Two (Currently Used As A Second Reception Room)

14' 0" x 9' 4" (4.27m x 2.84m) Double glazed window overlooking the front of the property, radiator, TV point, double built-in cupboard.

Bathroom

A modern suite comprising; bath with independent electric shower over, wash hand basin, low level WC, radiator, double glazed window.

Garage

18' 6" x 7' 10" (5.64m x 2.39m) Wall mounted gas fired boiler.

Outside

The property has gardens to three sides.

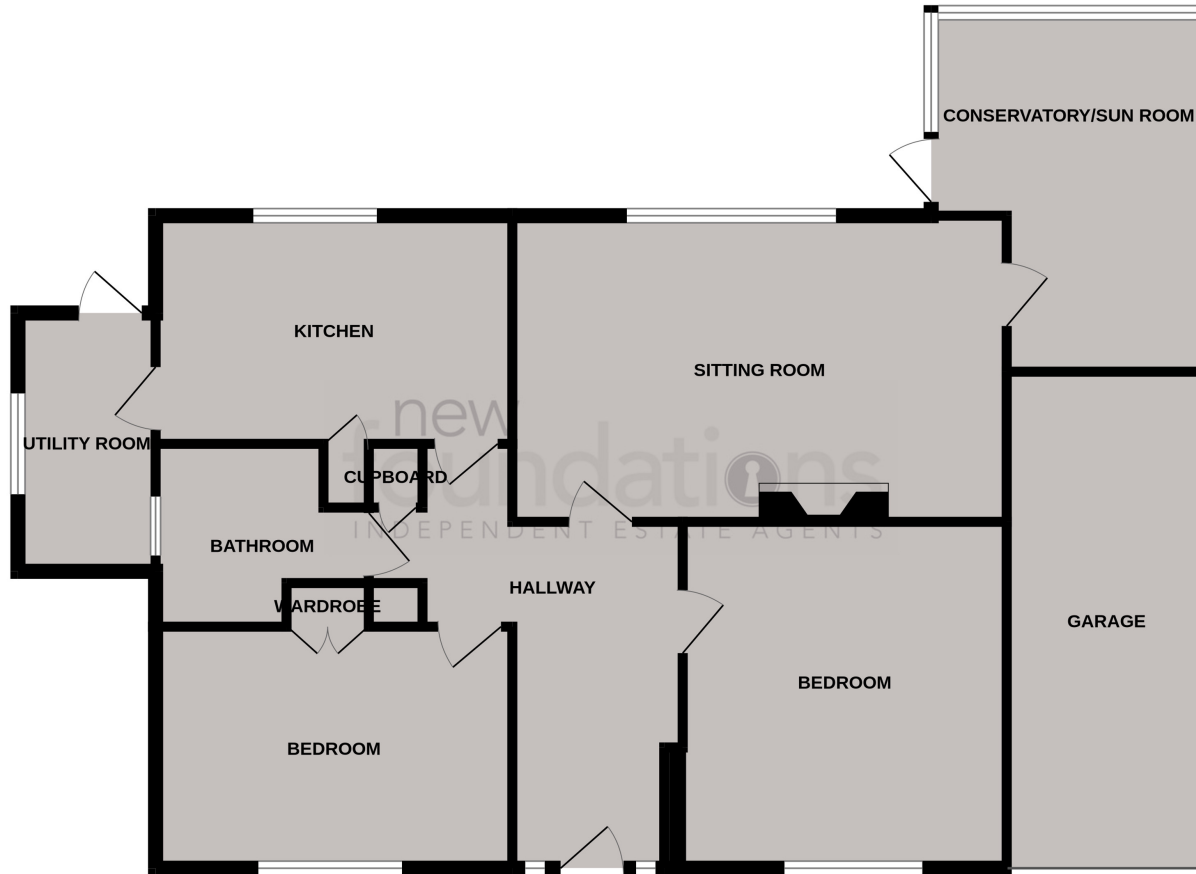
The rear garden has a timber summer house, stones with flower and shrub borders, screened by fencing, various trees, bushes, and shrubs

The main area of garden is to the side of the property laid to lawn with flower and shrub borders, screened by fencing, fruit trees, brick shed, gazebo and gate to the front garden.

The front garden is laid to stone with flower and shrub borders good size driveway leading to the garage.

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+)	A		85
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(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

