



17 The Mead, Bexhill-on-Sea, East  
Sussex TN39 3TP





## PROPERTY DESCRIPTION

A refurbished two bedroom detached bungalow occupying a corner plot in this highly sought after cul-de-sac just off Birkdale which is within a short distance of Little Common Village with it's array of shops and amenities whilst the 99 bus route is also close by. The now updated accommodation comprises; entrance porch, large entrance hall, dual aspect bay fronted lounge, recently re-fitted kitchen, two double bedrooms and a modern bathroom. Outside there is gardens to three sides and off road parking which leads to the garage with newly installed electric roller door. EPC - D.

## FEATURES

- Two Bedroom Detached Bungalow
- Newly Refurbished
- Modern Kitchen & Bathroom
- Attractive Corner Plot
- Quiet Cul-De-Sac Off Birkdale
- Desirable Little Common Location
- Walking Distance To Little Common Village
- Garage With Off Road Parking
- To Be Sold With No Onward Chain
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via double glazed front door, double glazed window.

### Entrance Hall

Accessed via UPVC door with double glazed patterned inset, double glazed patterned window, access to loft space via hatch, radiator, cupboard housing meters and fuse box.

### Living Room

19' 8" into bay x 13' 1" (5.99m into bay x 3.99m) A dual aspect room with double glazed window to the side and bay window to the front, ceiling coving, radiator, television point.

### Kitchen

15' 4" x 13' 4" (4.67m x 4.06m) A spacious re-fitted dual aspect room with double glazed windows to the side and front, spotlights, a range of laminate working surfaces with inset sink and drainer unit with mixer tap, inset four ring electric hob with glass splashback and extractor fan over, a range of matching handleless wall and base cupboards with fitted drawers, built-in appliances including; fridge/freezer, electric oven, dishwasher and washing machine, radiator.

### Bedroom One

13' 9" x 11' 7" (4.19m x 3.53m) A dual aspect room with double glazed windows to the front and rear, radiator.

### Bedroom Two

13' 6" x 11' 9" (4.11m x 3.58m) Double glazed window to the front, ceiling coving, radiator.

### Bathroom

Double glazed patterned windows to the rear, spotlights, extractor fan, a re-fitted three piece suite comprising; panelled P-shaped bath with fitted screen, mixer tap, handheld attachment and thermostatic shower over, low level WC with concealed cistern, wash hand basin with cupboard under and mixer tap, chrome heated ladder style towel rail.

### Outside

As the property occupies a corner plot there are gardens to the front side and rear.

There is an area of off road parking which leads to the garage.

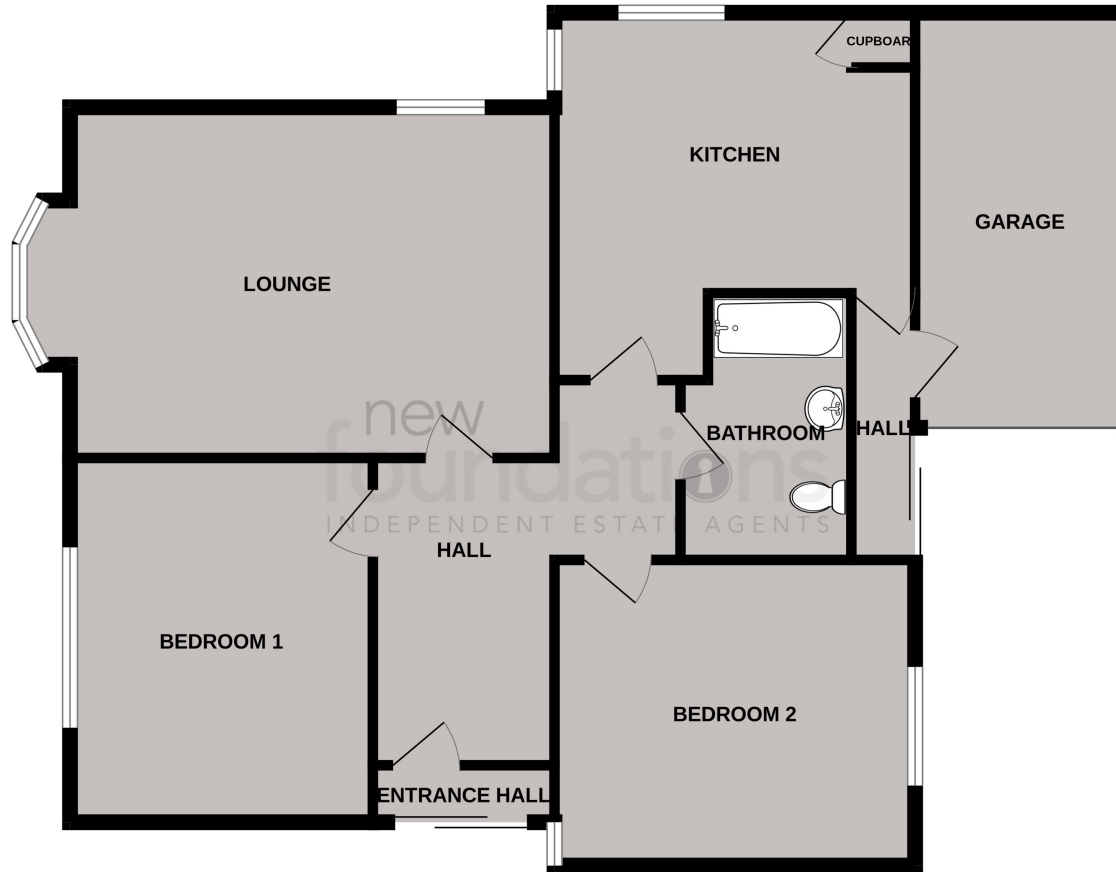
The main area of garden is located to rear, covered area leading to the kitchen and garage, area of paving, the remainder of the garden is laid to lawn on one side and pebble stones to the other, gated access to both sides.

### Garage

17' 10" x 8' 3" (5.44m x 2.51m) Accessed by electric roller door, window to the rear, wall mounted gas fired boiler, power, lighting, door to the rear.

# FLOORPLAN

GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



new foundations  
INDEPENDENT ESTATE AGENTS

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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.  
Made with Metroplex 6/2024.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		64	81
EU Directive 2002/91/EC			

