



**2 Byfields Croft, Bexhill-on-Sea, East  
Sussex TN39 4JP**





## PROPERTY DESCRIPTION

A beautifully presented 2 bedroom, 2 reception room link detached Larkin bungalow ideally situated in a quiet cul-de-sac of Courthope Drive which is within easy walking distance of Broad Oak Park and also just under a mile from Little Common Village. The property benefits from modern fitted kitchen and bathroom, en-suite shower room to bedroom 1, double glazing, gas boiler and radiators, garage, gardens. EPC- D

## FEATURES

- Link Detached Bungalow
- 2 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- En-Suite Shower Room
- Gas Boiler and Radiators
- Double Glazing
- Garage & Off Road Parking
- Gardens
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance

Front door leading to enclosed entrance porch with tiled floor and light. Further double glazed door leading to entrance hall with radiator, telephone point, built in cloak's cupboard, further hallway with access to loft space with fitted ladder and light, built in airing cupboard with hot water tank, low-level built in shelved storage cupboard.

### Living Room

18' 8" x 12' 8" (5.69m x 3.86m) A dual aspects room with double glazed windows overlooking the front and the side of the property, two radiators, television points, wall lights, feature fireplace.

### Dining Room

11' 1" x 8' 5" (3.38m x 2.57m) Double glazed window overlooking the side, radiator, television point.

### Kitchen

11' 0" x 9' 10" (3.35m x 3.00m) Fitted with single drainer stainless steel sink unit with mixer tap with cupboard under, plumbing for dishwasher, range of working surfaces with cupboards and drawers under, built in fridge, matching wall mounted cupboards over, further working surfaces with cupboards and drawers under, built in four ring electric hob with extractor hood over, further wall-mounted cupboards, tall storage unit housing double oven with storage above and below, wall mounted concealed gas boiler, and large built in storage cupboard to one side, double glazed window overlooking the side garden, door giving access to the garage and rear garden.

### Bedroom 1

15' 8" narrowing to 9'11" x 11' 7" (4.78m x 3.53m) Double glazed window overlooking the front of the property, radiator, built in wardrobes.

### En-Suite Shower Room

Corner shower cubicle with independent electric shower and glass screens, wash hand basin with mixer tap and cupboard under, Saniflow Low level WC, extractor.

### Bedroom 2

14' 7" x 12' 2" (4.45m x 3.71m) Double glazed window overlooking the rear garden, radiator.

### Bathroom

Fitted panel bath with independent shower, mixer tap and glass screen, wash hand basin with mixer tap with cupboard space under, low-level WC, heated towel rail, frosted double glazed window.

### Outside

The property enjoys gardens to three sides, to the front and side there is areas of lawn with flower and shrub borders.

There is off-road parking for several vehicles with access to a single garage with up and over door. The rear garden has a patio area, lawn and screened by fencing.

### Garage

With electric door, plumbing for washing machine and door to rear garden.



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
Very energy efficient - lower running costs			
(92+)	A	61	81
(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		EU Directive 2002/91/EC	

