



15 Fontwell Avenue, Bexhill-on-Sea, East Sussex, TN39 4NE  
£549,950 - Freehold



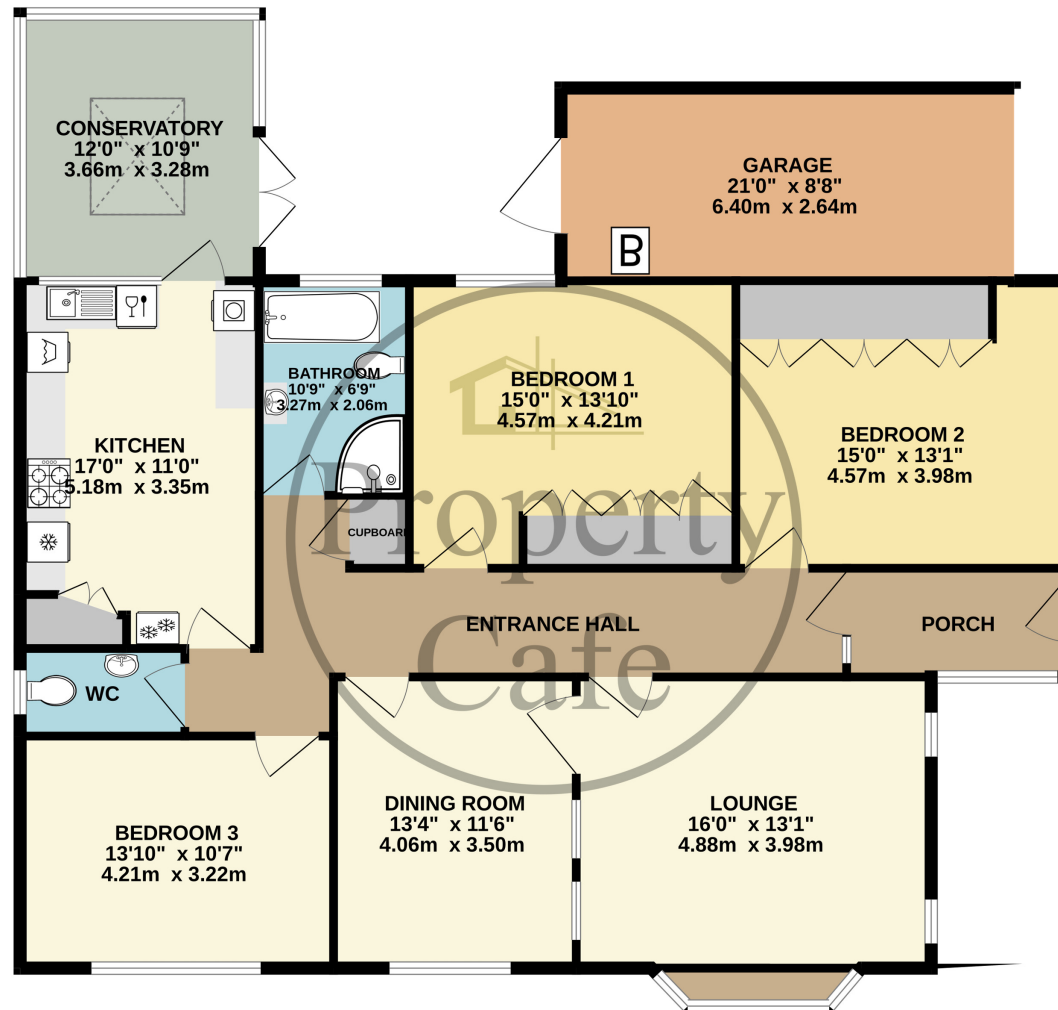




A truly exceptional three double bedroom detached bungalow, situated in this sought after area of Little Common. This fine bungalow has been comprehensively refurbished by the current owners and is presented beautifully throughout. Accommodation comprises: Entrance porch opening into the entrance hall which in turn leads to a spacious lounge/diner with bay window and wooden flooring. The stunning fitted kitchen has space for a table and chairs with integrated appliances to include oven, hob, fridge, freezer and dishwasher. The three bedrooms are all of a good size with both the master and second bedroom having built in double wardrobes. The bedrooms are serviced by superb newly fitted contemporary bathroom with both bath and shower and half tiled walls. There is also the added benefit of an additional separate WC. The bungalow occupies a large corner plot offering landscaped gardens to both sides incorporating lawn, perimeter shrubs and patio area. To the front is an extended driveway providing off street parking which gives access to an integrated single garage. An early internal viewing is considered essential to fully appreciate the spacious accommodation on offer. Please call our Bexhill office on 01424 224488.



**GROUND FLOOR**  
1698 sq.ft. (157.7 sq.m.) approx.




TOTAL FLOOR AREA : 1698 sq.ft. (157.7 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 E  
**Council Tax:** Rate 3119.52  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (64)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



As you will note from the adjacent photos there is lovely newly fitted kitchen comprising range of working surfaces incorporating ceramic sink and drainer unit with central mixer tap, further extensive range of matching wall and base cupboards which includes large built in corner larder cupboard and LED strip lighting, integrated tall fridge and separate freezer, integrated dishwasher, built in four ring induction hob with glass splash back and extractor hood over, pyrolysis self cleaning electric oven and grill, space and plumbing for washing machine, space for tumble dryer, radiator with thermostatic control, ample space for table and chairs, light grey Karndean flooring.





Gardens : The bungalow benefits from having gardens to both sides and the front with the main area of garden being to the side which the current owners have recently landscaped. The gardens are mainly laid to lawn having well planted flower beds, the gardens are enclosed with new fencing and trellising with the main area of garden benefiting from a Westerly aspect, two timber framed garden sheds, security lighting, outside water tap.

GARAGE : 20' 11" x 8' 7" (6.37m x 2.61m) Benefiting from a new roof, newly installed gas fired Worcester combination boiler, double radiator with thermostatic control, hot and cold water taps.

- Fully Refurbished Detached Bungalow
  - Three Double Bedrooms
  - 25ft Dual Aspect Lounge-Diner
  - Bespoke Bathroom & Sep. W.C
- Newly Fitted Kitchen with Appliances
  - Spacious Inner Entrance Hall
  - Newly D.Glazed & C. Heated
- Re-plastered & Re-plumbed
- Immaculate Decor Throughout.
  - West Facing Rear Garden
  - Ample Parking & 20ft Garage
  - Close To L.Common Village
- An Immaculate & Spacious Bungalow