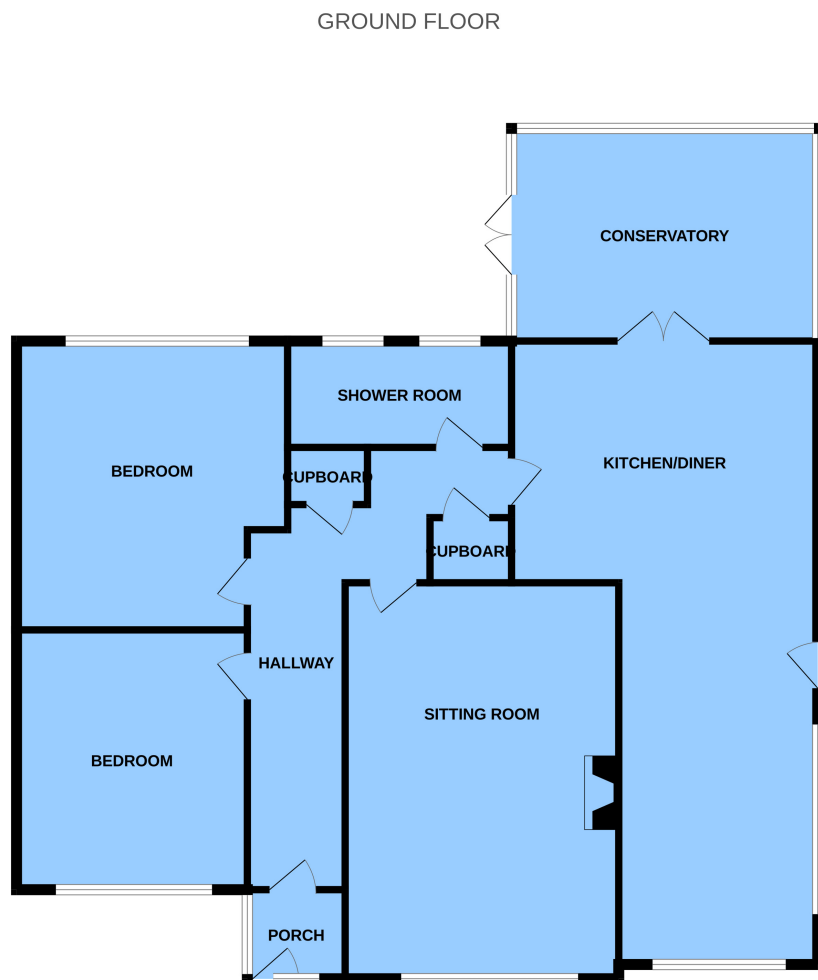


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



62 Birkdale, Bexhill-on-Sea, East Sussex TN39 3TG

oieo £515,000 freehold

GUIDE PRICE £515,000 - £525,000. A beautifully improved and presented two double bedroom detached bungalow with an attractive and mature level rear garden, situated within a short walk of all the amenities Little Common has to offer. Chain free.

Detached Bungalow  
 Conservatory

2 Double Bedrooms  
 Established Gardens

Recently modernised  
 Close to Amenities

Kitchen Dining Room  
 CHAIN FREE

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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## Description

A wonderful opportunity to purchase a detached bungalow having been beautifully improved to include a new kitchen with many fitted appliances, white shower room suite, gas combi Worcester boiler for hot water and central heating and replaced UPVC double glazed windows and doors. Situated along Birkdale and within a short walk of the local shops and amenities at Little Common and the railway station at Cooden Beach. The spacious accommodation comprises two double bedrooms, a good size shower room, a bright sitting room, separate dining room leading into the fully fitted kitchen and conservatory. The gardens are a particular feature of the property being established with lawn and many shrubs and borders and offers a delightful setting for the bungalow. Chain free.

## Directions

From the Little Common roundabout proceed south on Cooden Sea Road and very shortly turn left onto Birkdale and the property will be found on the left hand side. What3Words: ///galloping.sage.cornfield

## THE ACCOMMODATION

With approximate room dimensions, is approached via part double glazed front door to

## ENTRANCE PORCH

With tiled floor and side window. Further glazed door to

## ENTRANCE HALL

With wood block flooring, access to loft space, cloaks cupboard with cupboard above and further shelved storage cupboard housing the gas fired boiler.

## SITTING ROOM

19' 1" x 12' 0" (5.82m x 3.66m) Fireplace (currently sealed) stone hearth and beam above.

## DINING ROOM

13' 4" x 12' 0" (4.06m x 3.66m) With attractive tiled flooring, double glazed double doors opening to conservatory and opening through to the Kitchen.

## CONSERVATORY

10' 11" x 11' 0" (3.33m x 3.35m) Double glazed windows and double doors to the garden.



## KITCHEN

18' 0" x 7' 2" (5.49m x 2.18m) max, fitted with a one and a half bowl stainless steel sink unit, range of worktops with cupboards and drawers beneath and integrated dishwasher. Space for washing machine, further worktop with space for tumble dryer, pull out larder and fitted fridge/freezer. Inset four ring Bosch induction hob with tiled splash back, extractor above and cupboard below. Two built in ovens, one with conventional and steam and the other conventional and microwave with cupboards over and below. Broom cupboard and further larder cupboards. Tiled flooring and part double glazed door to the garden.



## BEDROOM ONE

14' 1" x 12' 0" (4.29m x 3.66m) A bright room with two double wardrobe cupboards.



## BEDROOM TWO

14' 0" x 13' 0" (4.27m x 3.96m) Large picture window enjoying garden views.

## SHOWER ROOM

White suite comprising shower cubicle with chrome shower head and grab handles, pedestal wash hand basin with tiled splash back and close coupled dual flush WC. Heated towel rail, tiled flooring and medicine cupboard.

## OUTSIDE

The front garden is mainly laid to lawn with flower borders and an extensive area of brick paved parking with matching path to the front door. A side gate leads to the rear garden which is beautifully presented with a level area of lawn, pebbled and paved seating areas and further paved area taking full advantage of the sun and views over the garden. There are many established herbaceous borders and shrubs offering a wonderful setting. Timber summer house, timber garden shed and small fruit/vegetable garden.



## COUNCIL TAX

Rother District Council  
Band D - £2425.45

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.