



38 St James Road, Bexhill-on-Sea,
East Sussex TN40 2DJ



PROPERTY DESCRIPTION

An attractive older style 2 bedroom 2 reception room detached bungalow with good sized gardens on a corner plot. Other features include a double glazed conservatory, bathroom with separate shower, garage and private driveway. EPC- D.

FEATURES

- Two Bedroom Detached Bungalow
- Attractive Older Style Property
- Bay Fronted Lounge
- Separate Dining Room
- Modern Bathroom With Separate Shower Cubicle
- Approximately 1.5 Miles From Ravenside Retail Park
- Off Road Parking & Garage
- Corner Plot With Good Size Gardens
- Kitchen/Breakfast Room & Conservatory
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance

Double glazed front door leading to entrance hall with radiator, ceiling spotlight,s, hatch to loft space with re-tractable loft ladder.

Living Room

12' 6" x 11' 11" (3.81m x 3.63m) into bay. With brick fireplace with inset real flame effect gas fire, TV aerial point, radiator, double glazed bay window with outlook to the front.

Dining Room

13' 7" x 13' 0" (4.14m x 3.96m) max. With radiator, picture rail, bay window with inset double doors leading onto double glazed conservatory.

Conservatory

Double glazed conservatory with power and light and with a pleasant outlook over the rear garden, double glazed door leading onto rear garden.

Kitchen

15' 2" x 7' 9" (4.62m x 2.36m) Leading off from the dining room and comprising; one and a half bowl single drainer stainless steel sink with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, space for electric cooker with cooker hood over, space fridge/freezer, space for washing machine, further appliance space, breakfast bar area, space for dishwasher, wall mounted gas boiler, tiled floor, double glazed window to front and further double glazed window overlooking the rear garden, double glazed door leading onto conservatory.

Bedroom One

13' 5" x 12' 7" (4.09m x 3.84m) into bay. With radiator, picture rail, double glazed bay window with outlook to front.

Bedroom Two

12' 8" x 11' 4" (3.86m x 3.45m) into bay. With radiator, double glazed bay window with outlook to side.

Bath/Shower Room

With white suite comprising; panelled bath with built-in retractable hand shower, wash hand basin with storage cupboards below, concealed cistern and low level WC, separate corner shower cubicle with chrome fittings having overhead shower, ceiling spotlighting, ladder radiator, tiled floor, two frosted glass double glazed windows.

Outside

The rear garden faces in a south easterly direction and is mainly laid to lawn with greenhouse and timber shed and an area of decking. The lawned gardens continue to stretch around to the side of the property with gated access to the front. Outside tap, gate down the other side of the property to the front, personal door to the garage.

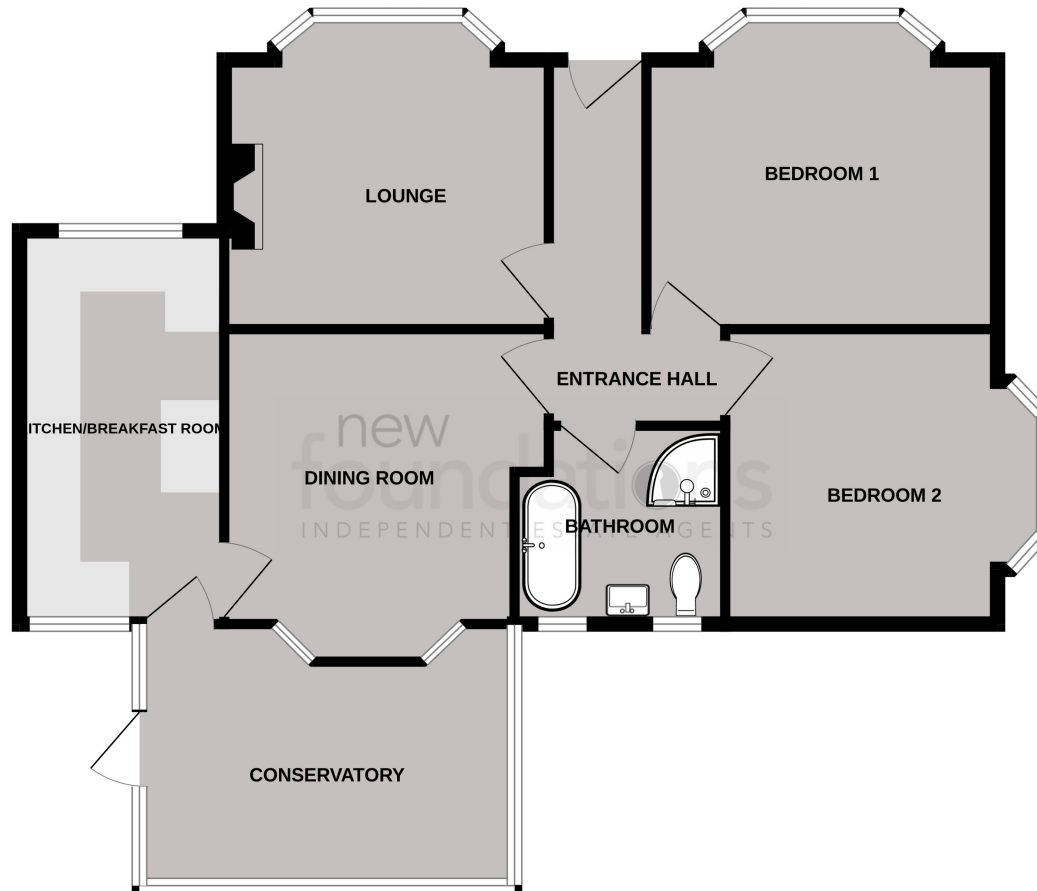
There are lawned gardens to the front with a brick boundary wall and an attractive raised Veranda at the front of the bungalow. There is a private driveway in front of the garage.

Garage

18' 3" x 11' 7" (5.56m x 3.53m) Benefits from a working high level cistern Wc, power and light, accessed via wooden double doors to the front.

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		59	72
England, Scotland & Wales		EU Directive 2002/91/EC	

