



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

76 Martyns Way, Bexhill-on-Sea, East Sussex TN40 2SH

**£329,950**



2 Bedroom



1 Bathroom



1 Reception







## AT A GLANCE...

Bexhill Estates are extremely pleased to bring to the market this charming, detached bungalow. The property is positioned on a larger than average plot, with an attractive and secluded rear garden. Living accommodation comprises entrance porch with door leading into an impressive lounge/dining room with lovely views over the rear Southerly garden. The fitted kitchen benefits from a good range of wall mounted and under work surface cupboards, built in storage cupboards housing gas boiler, and double glazed door leading to the side passage way, leading into the rear garden. The two bedrooms and the family bathroom with full size 'P' shaped bath and shower over, pedestal washbasin and low level w/c complete the living space. Additional benefits included double glazing throughout, gas central heating and partially boarded loft space which could lend its self to conversion, subject to the necessary consents.

The property could benefit from modernisation overall but offers good potential for improvement and is also being offered CHAIN FREE. An early inspection is advised to avoid disappointment.



### Key Features:

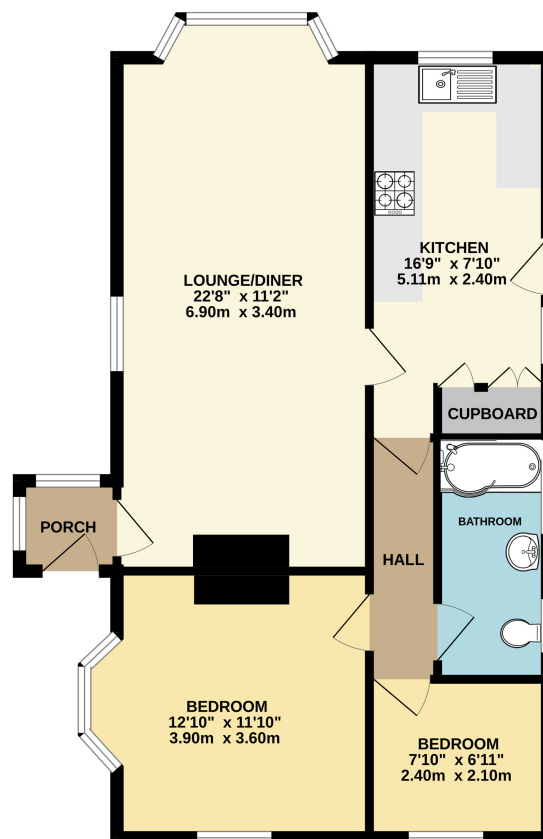
- Detached Bungalow
- Two Bedrooms
- Sea Glimpses
- Close To Local Facilities
- Generous Patio Area
- \*\*NO ONWARD CHAIN\*\*
- Attractive and Substantial Rear Garden
- Off Road Parking
- Double Glazed & Gas Central Heating

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GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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### EXTERIOR

The generous Southerly facing rear garden is a real feature of the property, being some 70' in length and has a range of attractive mature planting, shrubs and trees. There is also a substantial patio area, from which sea glimpses can be had, looking out to the South.

To the front of the property, the secluded frontage is mostly laid to shingle to provide off road parking for numerous vehicles, in addition to an area of lawn.

### LOCATION

The property is ideally situated within close proximity to bus routes into Bexhill, Hastings and Eastbourne. Ravenside retail park and the beach at Glyne Gap are just 0.6 miles away and Bexhill seafront and the iconic De La Warr Pavilion are just 1.7 miles away. You will find a local convenience store, a doctor's surgery, pharmacy, primary schools, secondary schools and Bexhill College a short distance away.

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