



55 Birkdale, Bexhill-on-Sea, East Sussex, TN39 3TL

Three Bed 'Larkin Built' Bungalow Offering Excellent Scope & Potential £479,995

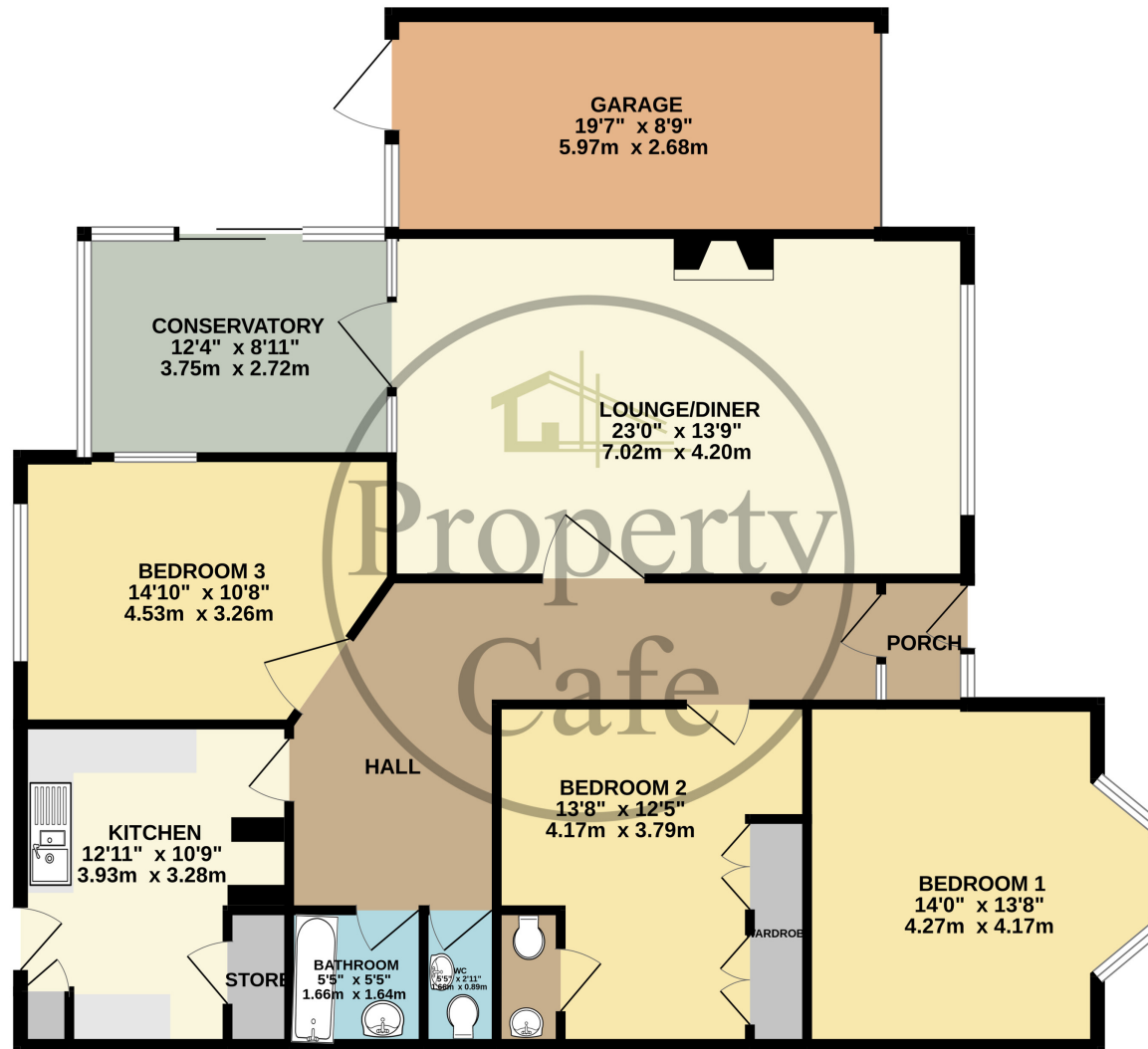




The property café is delighted to offer for sale this spacious three bedroom 'Larkin Built' detached bungalow offering excellent scope and potential to refurbish. The property offers well-proportioned accommodation throughout with accommodation and benefits that include. An enclosed storm porch with inner front door leading through to a spacious inner hallway with access to all rooms to include: A triple aspect lounge-diner with central fireplace, South facing conservatory, a good size kitchen to the rear with scope & potential, three double bedrooms, a large loft space with additional potential, a basic bathroom with separate WC. Externally: To the front of the property there is a pleasant area of garden with block paved driveway offering ample parking leading to an attached single garage with up & over door. To the rear there is a South facing garden that currently requires attention. As noted, whilst the property requires refurbishment it offers excellent scope & potential to improve and has valued to reflect the works required. Your earliest internal viewing is highly recommended. **For additional details or indeed to arrange a viewing please contact our Bexhill sales team on (01424) 224488.**



GROUND FLOOR
1455 sq.ft. (135.2 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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Offered for sale with excellent scope and potential * A three bedroom Larkin Built detached bungalow * Large triple aspect lounge-diner with fireplace * Spacious inner hallway with ample storage and large loft * Basic kitchen/bathroom and separate WC * Central heating (not tested) & double glazing * Conservatory to the rear * Block paved drive to the front & single garage to the side * South facing rear garden (In need of attention) * Excellent scope and potential * Realistic asking price * Being sold with no onward chain * Viewing highly recommended * Contact our Bexhill office on (01424) 224488.





The property is situated in a sought after location within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis; most of the shops are independently owned and have been in existence for many years, along with a late opening Tesco express. There is also a doctor's surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes into Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Offering excellent scope and potential
- Three bedroom detached bungalow
 - Three good size bedrooms
- Triple aspect lounge diner with fireplace
- Good size inner hallway with ample storage
- Basic kitchen and bathroom/separate WC
 - Single attached garage to the side
 - South facing conservatory

- Spacious property and realistic asking price
- Central heating and double glazing throughout
 - Block paved drive to the front
 - Ample storage and large loft space
- South facing garden(In need of attention)
- Sought After & Convenient Location
 - Excellent scope and potential
- Call Our Bexhill Sales Team (01424 224488)