



**7 Homelands Close, Bexhill-on-Sea,
East Sussex TN39 4DJ**



PROPERTY DESCRIPTION

'GUIDE PRICE £400,000 - £450,000'

CHAIN FREE. A recently refurbished two double bedroom detached bungalow situated in this quiet sought after cul-de-sac in West Bexhill. The updated accommodation comprises; entrance porch, entrance hall, impressive 25' triple aspect lounge/dining room which is open plan to the recently re-fitted kitchen, large utility room, two bedrooms, re-fitted bathroom and additional WC. Outside there is plenty of off road parking, garage and a good size WEST FACING rear garden. EPC - C

FEATURES

- Two Bedroom Detached Bungalow
- Recently Refurbished
- Sought After West Bexhill
- Plenty Of Off Road Parking
- Large Side Utility & Garage
- Impressive Triple Aspect 25' Bay Fronted Lounge
- West Facing Rear Garden
- Quiet Cul-De-Sac Location
- No Onward Chain
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Porch

Accessed via double glazed front door, double glazed window, obscured single glazed porthole window.

Entrance Hall

Accessed via wooden door with glass insert, radiator, storage cupboard housing the electric meter and electric consumer unit, access to loft space with fitted loft ladder and housing gas fired boiler, spotlights.

Living/Dining Room

25' 3" x 11' 1" (7.70m x 3.38m) A bright and spacious triple aspect room with double glazed windows to both sides and bay window to the front, two radiators, open plan to the kitchen.

Kitchen

13' 5" x 8' 3" (4.09m x 2.51m) Double glazed window and door to the side leading to the utility room, spotlights, a newly fitted modern kitchen with a range of laminate working surfaces with inset sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over, matching base level units with fitted drawers, built-in appliances including; electric oven, fridge, freezer and dishwasher.

Utility Room/Side Entrance

14' 10" x 6' 0" (4.52m x 1.83m) Accessed via UPVC to the front, double glazed door and windows to the rear leading to the garden, door leading into the garage, space and plumbing for washing machine, skylight.

Bedroom One

16' 5" x 9' 10" (5.00m x 3.00m) A dual aspect room with double glazed windows to the rear and side, radiator.

Bedroom Two

12' 0" x 9' 2" (3.66m x 2.79m) Double glazed window to the side, radiator.

Bathroom

A double aspect room with double glazed patterned windows to the rear and side, a modern fitted three piece white suite comprising; panelled p-shaped bath with mixer tap, handheld shower attachment and rain effect shower over, pedestal wash hand basin with mixer tap, low level WC, heated chrome towel rail, spotlights.

Separate WC

Double glazed patterned window to the side, spotlights, extractor fan, low level WC, wash hand basin with mixer tap, heated chrome towel rail.

Garage

16' 2" x 8' 3" (4.93m x 2.51m) Accessed via up and over door, single glazed windows to the rear, internal door to the side giving access into the utility room, gas meter.

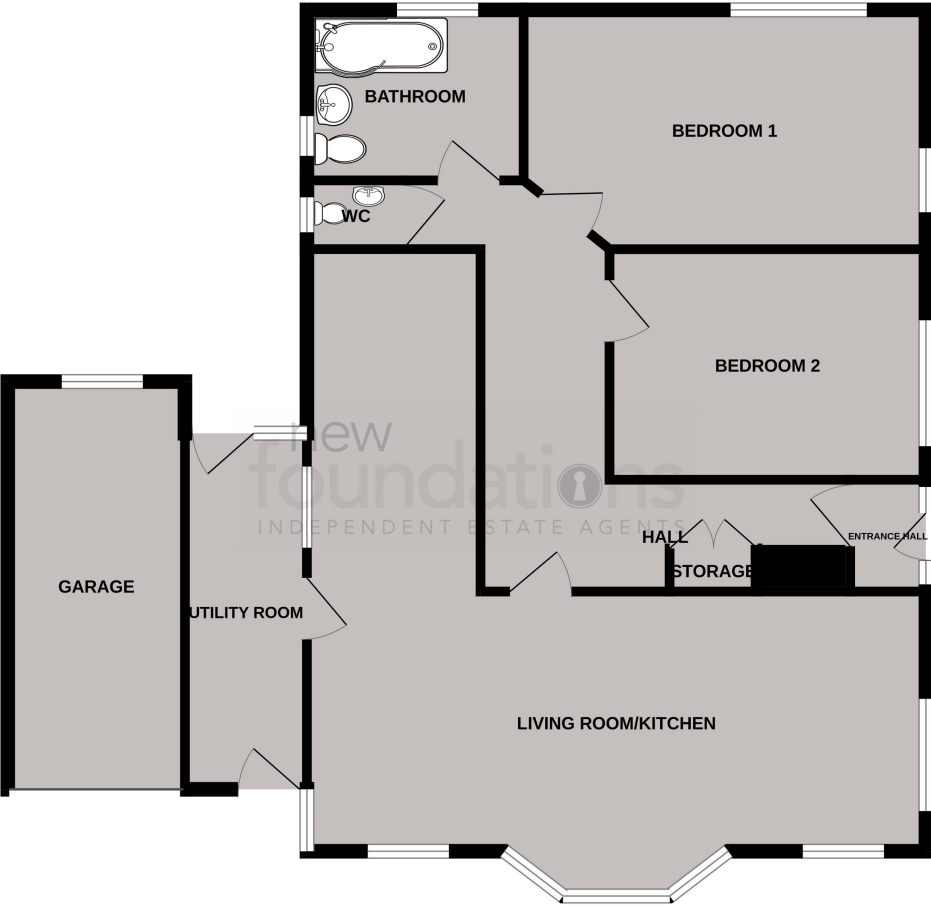
Outside

The front of the property is approached via a block paved driveway providing off road parking for multiple cars and leads to the garage, pathway leading to the front door and in turn leading to the rear garden.

The rear garden is a good size and benefits from being of a westerly aspect, patio area, various mature shrubs and bushes, outside power point, the remainder of the garden is predominantly laid to lawn.

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
Very energy efficient - lower running costs		
(92+)	A	71
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	85
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

