



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£525,000 18 Primrose Hill, Bexhill-on-Sea, East Sussex TN39 4LP
🚗 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

This immaculate bungalow enjoys abundant natural light and low-maintenance living in a quiet cul-de-sac setting. The property has been tastefully improved and converted during current ownership and includes; An enclosed entrance porch opening into a welcoming entrance hall. There is a feature fireplace in the spacious triple aspect lounge, which can accommodate both living room and dining room furniture. Stylish and fully equipped, the fitted kitchen has matching wall and base units with integrated appliances, as well as space for a breakfast table and chairs. Two spacious double bedrooms overlook the rear garden. Both bedrooms have fitted wardrobes, and one includes an en-suite cloakroom. Moreover, the property includes a modern shower room and a garage that has been converted into a home office, a utility room, and a storage room. Additional features include new double glazing in the last three years, upgraded electrics and a Viessmann boiler.

18 Primrose Hill, Bexhill-on-Sea, East
Sussex, TN39 4LP

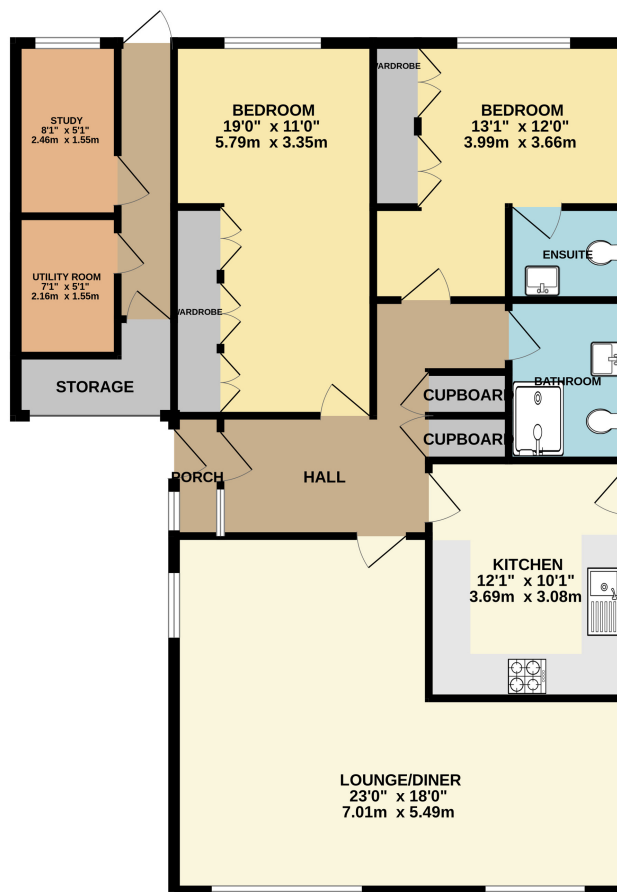
 2 Bedroom  1 Bathroom  1 Reception



Key Features:

- Immaculate Bungalow
- Low Maintenance Gardens
- Off Road Parking
- Quiet Cul De Sac Location
- Two Double Bedrooms
- Modern Kitchen & Bathrooms
- Utility Room & Home Office

GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	71
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Location

The property is situated in a popular location in West Bexhill backing onto peaceful allotments. Located just 0.9 miles from the village of Little Common, offering a range of independently owned shops, a late opening Tesco Express, Doctors surgery & dentist.

Exterior

An attractive resin bond driveway and a low-maintenance garden can be found at the front of the property. Additionally, there is an outside power supply, water connection and side and rear access.

The rear garden is low-maintenance and laid to patio. In addition to the greenhouse and garden shed, there is outdoor power, lighting, and water supply.

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