



3 Lychgate Close, Bexhill-on-Sea, East
Sussex TN40 2EW



PROPERTY DESCRIPTION

A beautifully refurbished and modernised 2 bedroom detached bungalow. The current owners have refitted the kitchen and shower room, updated the plumbing and wiring, re-plastered, installed new ceilings, new double glazed doors and windows, gas boiler and radiator, redecorated throughout, landscaped the gardens. The accommodation comprises enclosed entrance porch, entrance hall, I shaped sitting/dining room, south facing garden, long driveway and single garage. EPC D

FEATURES

- 2 Bedroom Detached Bungalow
- Beautifully Presented Throughout
- Refitted Kitchen and Shower Room
- Double Glazed Doors And Windows
- South Facing Gardens
- Driveway And Garage
- Gas Boiler and Radiators





ROOM DESCRIPTIONS

Entrance Hall

Double glazed French doors leading to enclosed entrance porch with tiled floor, recessed spotlight, double glazed door and side screen leading to entrance hall with radiator, access to loft hatch, tiled floor.

Sitting Room/Dining Room

20' 3" x 15' 0" narrowing to 10' (6.17m x 4.57m)

Double glazed large picture window overlooking the front of the property, two radiators, television point, electric flame effect fire, two high-level double glazed windows, dining area with space for table, double glazed window overlooking the side of the property, opening through to the kitchen.

Kitchen

10' 3" x 8' 11" (3.12m x 2.72m) Recently been refitted with single bowl sink units with mixer tap and cupboards under, plumbing for washing machine, space for tumble dryer, wall mounted concealed gas boiler, double glazed window overlooking the side, range of working surfaces with cupboards and drawers under, built in electric hob with electric oven below and extractor hood over, wall mounted matching storage cupboards with recessed lighting, part tiling to walls, space for fridge freezer, large tall storage unit, spotlights, tiled floor.

Bedroom 1

13' 0" x 11' 0" (3.96m x 3.35m) Dual aspect with double glazed windows overlooking the front and the rear of the property, radiator, built in wardrobe.

Bedroom 2

11' " x 9' 0" (NaNm x 2.74m) Currently used as a garden/day room with double glazed window overlooking the side, double glazed french doors giving access to the patio, radiator, tiled floor.

Re-fitted Shower Room

Large walk in shower with glass screens and chrome fitments, including handheld shower and overhead shower, vanity unit with inset wash basin with mixer tap, storage cupboard below, low-level WC, radiator, double glazed frosted glass window, tiled walls and floor, spotlights, extractor fan, heated towel.

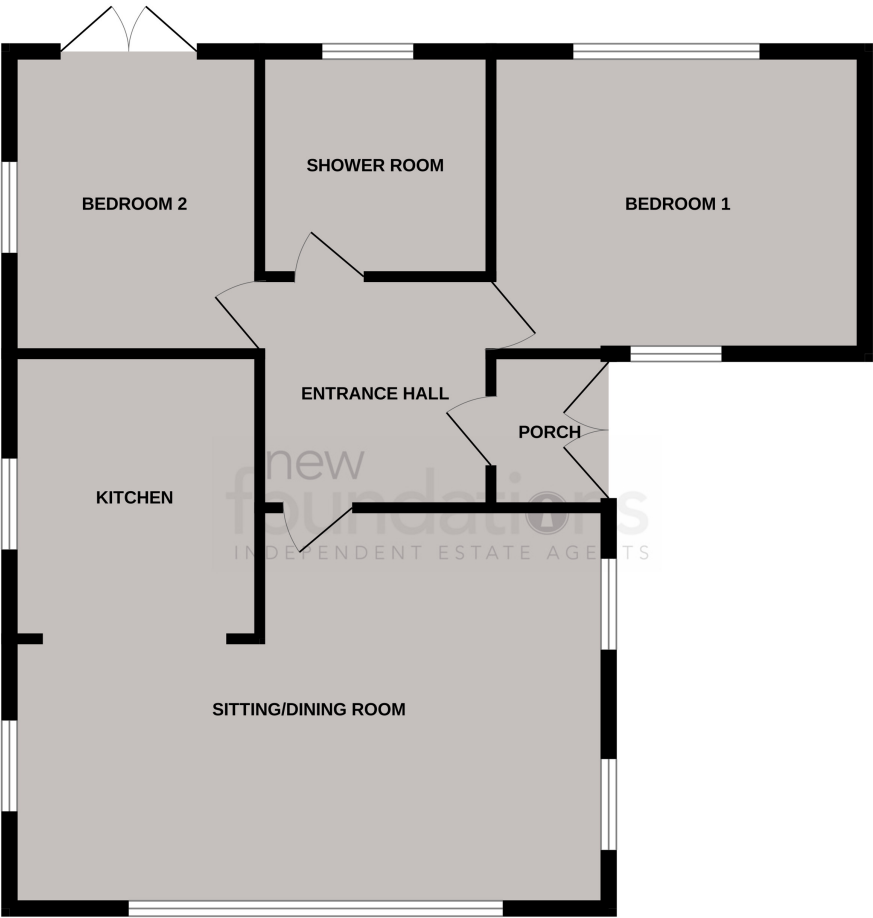
Outside

To the front of the property, the gardens are landscaped with areas of lawn, pathways, flower and shrub borders with garden screening, lengthy driveway with twin gates leading to further driveway with access to garage.

The rear gardens have a southerly aspect, having been landscaped with full length patio, raised patio area, raised flower and shrub borders, garden screening, outside power point, screened by fencing, side access.

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		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

