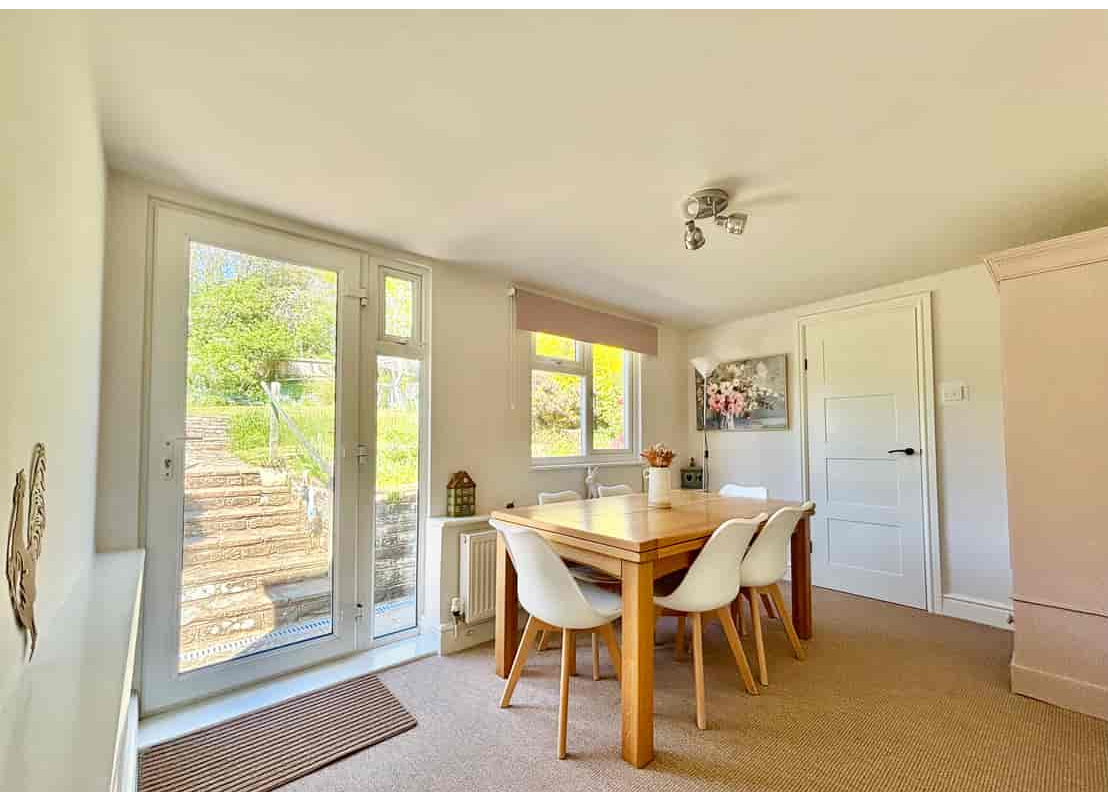




11 Ward Way, Bexhill-on-Sea, East Sussex, TN39 4HL

Immaculate Presented Detached Bungalow In A Sought After Pocket Of Bexhill £450,000 - Freehold

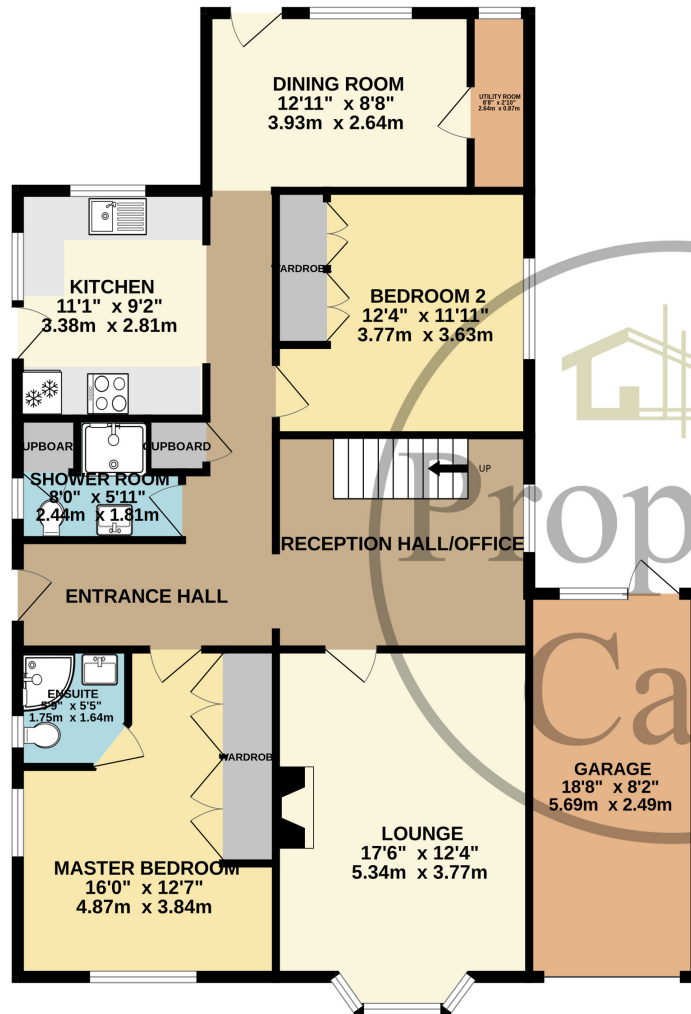




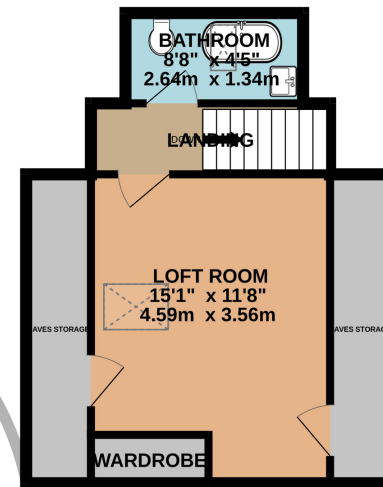
Property Cafe are delighted to present to the market to the market this spacious, two bedroom detached bungalow, in immaculate condition for sale in an incredibly sought after pocket of 'Broad Oak' Bexhill. Accommodation and benefits include; A light & Airy entrance hall with storage cupboards & giving access to the majority of internal rooms; A spacious lounge giving an excellent space to either relax or entertain; Separate dining room; Modern fitted kitchen including an integrated fridge/freezer, electric oven & hob as well as space for a freestanding dishwasher; Separate utility room; An additional reception hall/office space as you will see on the accompanying floorplan; Two generous double bedrooms both of which offer fitted wardrobes and the master boasting an en-suite shower room; A further ground floor shower room comprising of a walk-in shower cubicle, wash basin & WC. Additionally there is also access to a loft room which the current sellers use as a further bedroom and separate bathroom with roll top bath, wash basin & WC. Externally the property benefits from a substantial plot offering a large & sunny west facing rear garden, off-road parking and a single garage. The bungalow is offered for sale in excellent decorative order throughout in neutral colour schemes, gas central heated and double glazed. We recommend you view at your earliest convenience.



GROUND FLOOR
1248 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 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.
Made with Metropix ©2025

Bedrooms: 2
Receptions: 3
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Driveway. Garage.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: E (52)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: Cable.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated in the highly sought-after Broad Oak Park area of West Bexhill and well known to be one of the quietest residential areas within our town. Broad Oak Park itself is just a few minutes' walk away. The property offers easy access to both Little Common Village & Bexhill Town Centre that both offer 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 are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There are regular bus services to Eastbourne and Hastings. Collington train station is only a short distance away providing direct routes in to Gatwick & central London and the new Link Road provides an easy route to the A21 & Conquest Hospital.

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| <ul style="list-style-type: none"> • Two Bedroom Detached Bungalow For Sale • Spacious Lounge & Separate Dining Room • Modern Fitted Kitchen With Integrated Appliances • Master Bedroom With Fitted Wardrobes & En-Suite • Generous & Extremely Well Kept Rear Garden | <ul style="list-style-type: none"> • Off-Road Parking & Single Garage • Loft Room & Additional Bathroom • Immaculately Presented Throughout • Sought After Broad Oak Location • Viewing Highly Recommended |
|---|---|