



11 Deans Close, Bexhill-on-Sea, East  
Sussex TN39 4DF



## PROPERTY DESCRIPTION

A beautifully presented 2 bedroom detached bungalow situated in a quiet cul-de-sac just north of Bexhill Downs. The accommodation comprises enclosed entrance porch, entrance hall, sitting/dining room, modern fitted kitchen and shower room, double glazing and some triple glazing, gas boiler and radiators, gardens to front and rear, off road parking and garage. EPC - D.

## FEATURES

- 2 Bedroom Detached Bungalow
- Beautifully Presented
- Lounge/Dining Room
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Gas Boiler and Radiators
- Double Glazed
- Cul-De-Sac
- Short Distance To Local Shop
- Council Tax Band D





## ROOM DESCRIPTIONS

### Entrance

Double glazed front door and side screen leading to enclosed entrance porch with tiled floor, further double glazed door and side screen leading to entrance hall with radiator, two built-in storage cupboards, built-in airing cupboard housing hot water tank, access to loft space with fitted ladder and light, inner hallway with recess study area and courtesy door to the garage.

### Sitting/Dining Room

16' 3" x 12' 2" (4.95m x 3.71m) A triple aspect room having double glazed windows overlooking the sides and the front of the property, with fitted log burner, television point, radiator.

Dining area 9' 9" x 9' 0" (2.97m x 2.74m) With radiator.

### Kitchen

10' 8" x 8' 7" (3.25m x 2.62m) Single drainer stainless steel sink unit with mixer tap and cupboard under, plumbing for washing machine, built-in dishwasher, range of working surfaces with storage cupboards below, built-in four ring gas hob with electric oven below and extracted hood over, matching wall mounted cupboards, space for fridge, tiled floor, spotlights, double glazed window and double glazed door giving access to side to the rear garden.

### Bedroom 1

11' 5" x 9' 9" (3.48m x 2.97m) Triple glazed window overlooking the rear garden, fitted wardrobes, radiator.

### Bedroom 2

12' 1" x 8' 10" (3.68m x 2.69m) Triple glazed window overlooking the rear garden with further window to side, radiator, fitted wardrobes.

### Re-Fitted Shower Room

Having large walk-in shower cubicle with chrome fittings and glass screen, fitted unit with built-in wash hand basin with mixer tap and cupboards below and to either side, heated towel rail, low-level WC, double glazed frosted windows, extractor fan.

### Outside

To the front of the property the gardens are laid to flowering and shrub borders, gated side access, large brick paved driveway leading down to the garage.

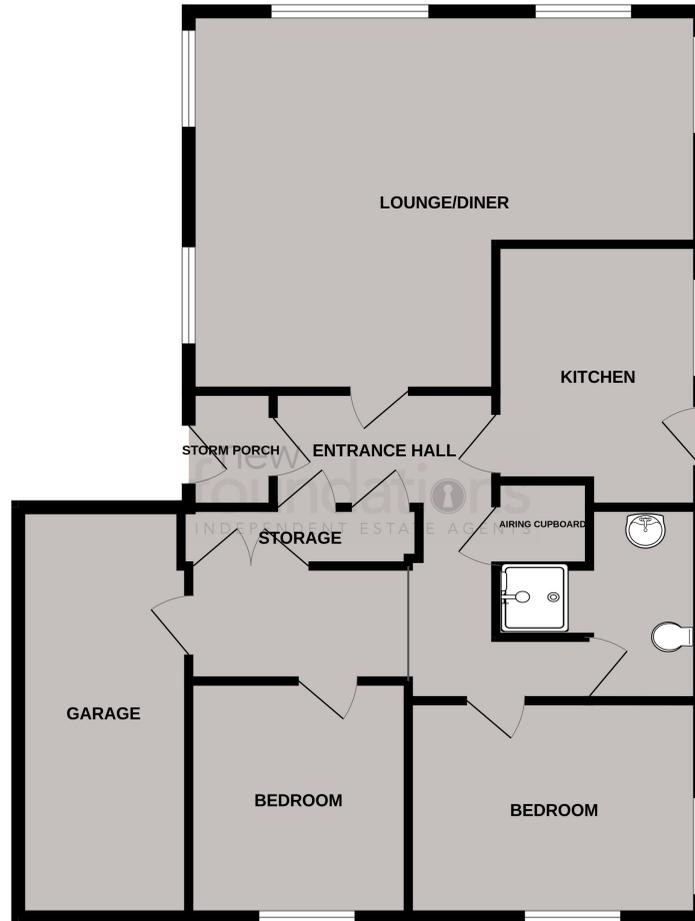
The rear garden is laid to Indian sandstone with mature flower and shrub borders, including fruit trees. There is an ornamental pond. A decked seating area, greenhouse, timber shed and further gated side access.

### Garage

With up and over electric door, wall mounted gas boiler, double glazed window and door, giving access to the rear garden.

# 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

