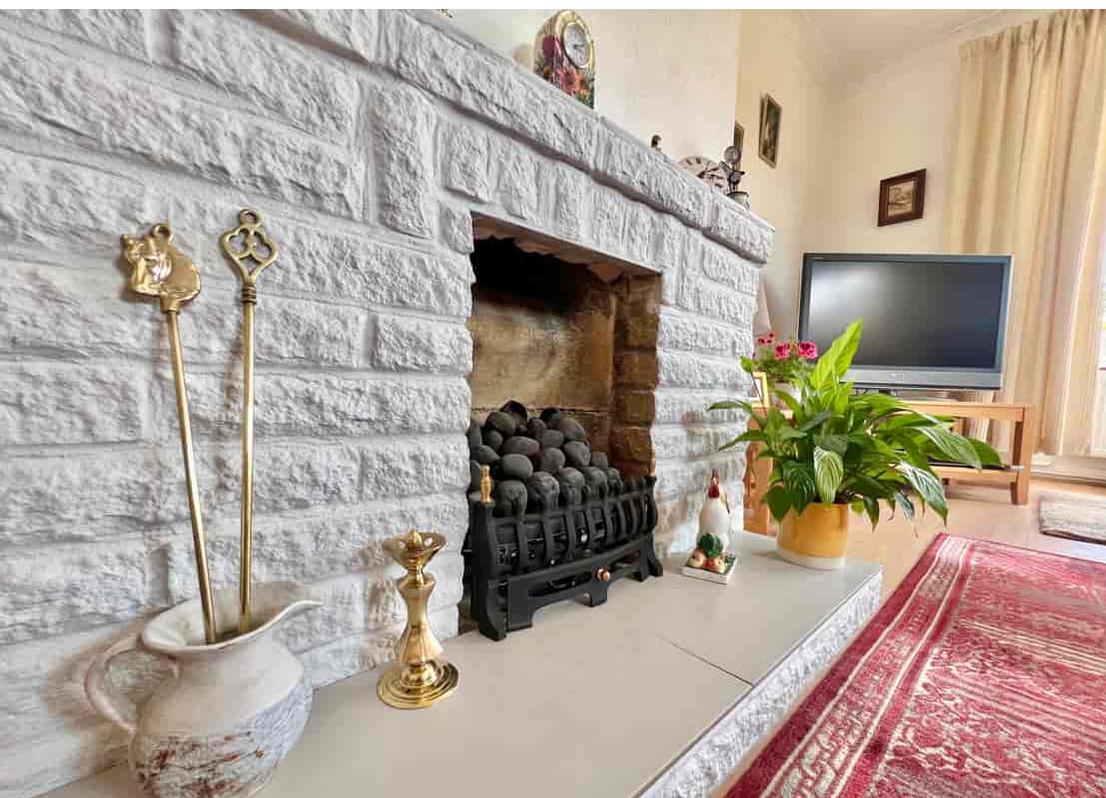




72 Birkdale, Bexhill-on-Sea, East Sussex, TN39 3TG

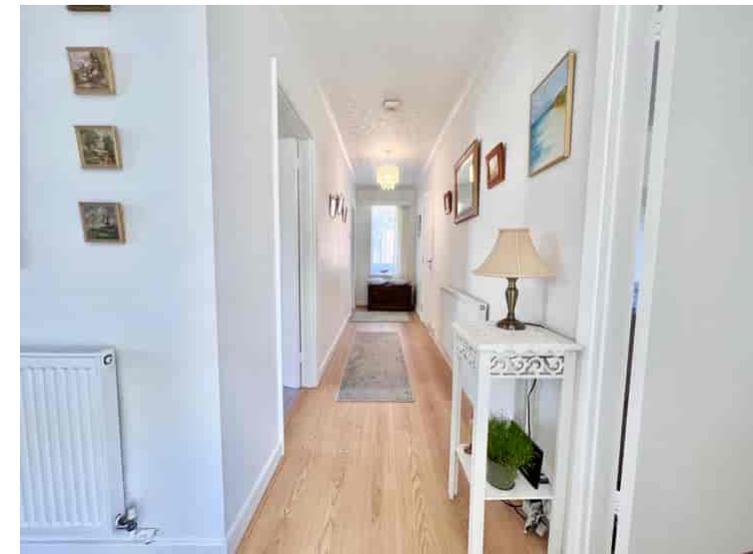
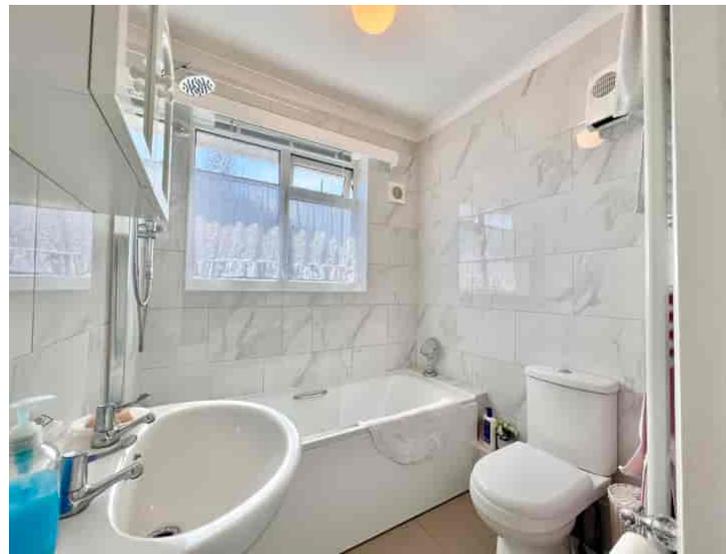
An Immaculate Two Bed Detached Bungalow Close To Little Common Village £499,500 - Freehold



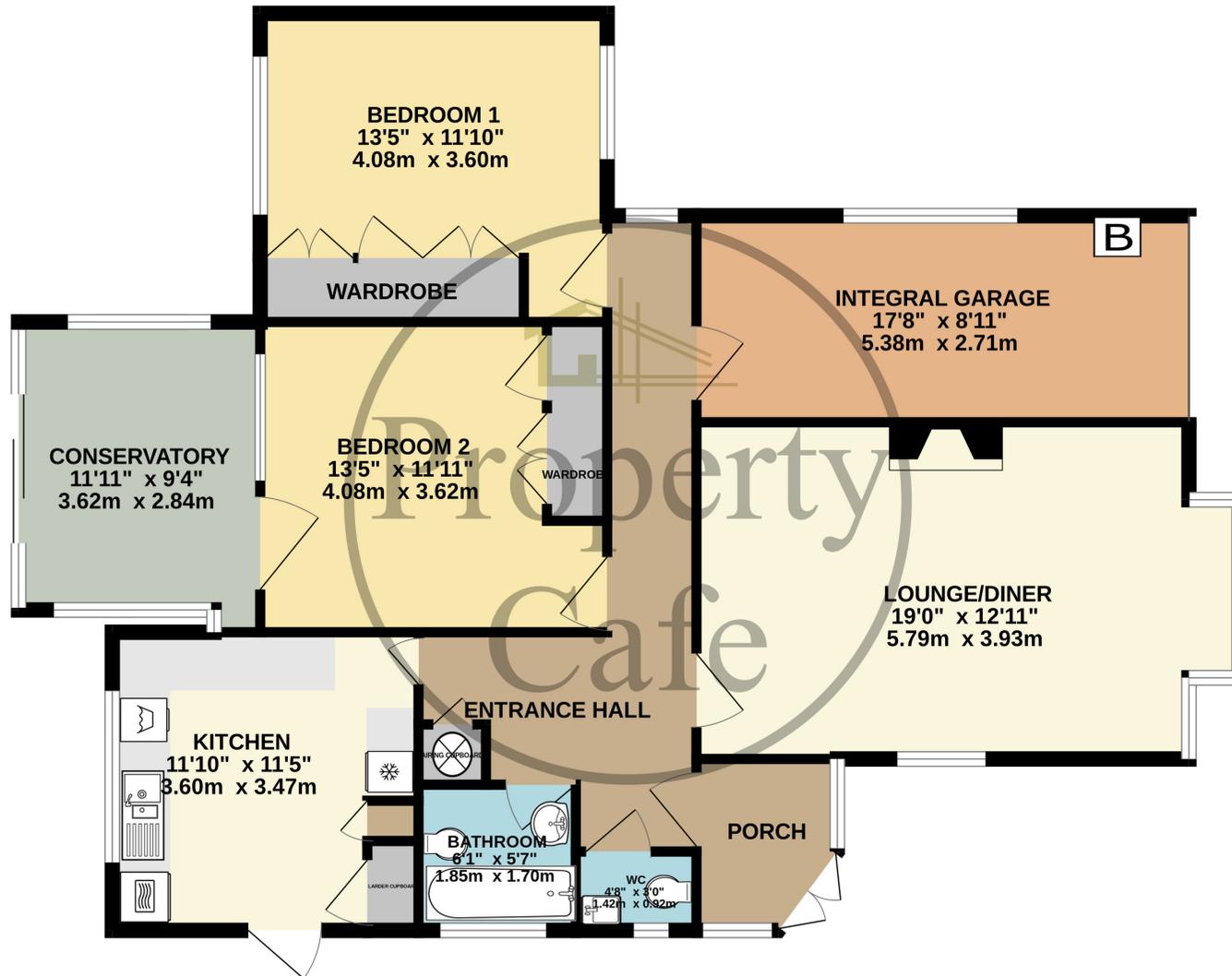


**The Property Cafe Is Delighted To Offer For Sale : This Immaculate Larkin Built Detached Bungalow \* Benefits & Accommodation Incudes: \* Two Good Size Double Bedrooms Both With Built In Wardrobes \* A Spacious Lounge-Diner With Bay Window & Central Fireplace \* Immaculate & Bright Inner Hall \* Central Heated & Double Glazed Throughout \* Immaculate Modern Fitted Kitchen Over Looking The Garden \* Secure Enclosed Entrance Storm Porch & Inner Double Glazed Door \* Modern Bathroom With W.C & Additional Separate W.C \* Good Size UPVC Conservatory Overlooking Garden \* Good Size Garage & Ample Parking \* Modern Fully Serviced Heating Boiler \* Large Insulated Storage Loft \* Lovely Mature & Well Stocked Rear Garden \* Located Close To Little Common Village \* Integral Single Garage With Remote Roller Door \* New Electric Consumer Unit \* Large Timber Tool Shed & Green House \* Viewing Highly Recommended \* Call Our Sales Team On 01424 224488.**

Location: The property is situated within walking distance to Little Common Village which is fortunate to have 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 is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.



# 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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (57)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	77
(55-68)	<b>D</b>	57
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Larkin Built Detached Bungalow : Two Good Size Double Bedrooms Both With Built In Wardrobes \* A Spacious Lounge-Diner With Bay Window & Central Fireplace \* Immaculate & Bright Inner Hall \* Central Heated & Double Glazed Throughout \* Immaculate Modern Fitted Kitchen Over Looking The Garden \* Secure Enclosed Entrance Storm Porch & Inner Double Glazed Door \* Modern Bathroom With W.C & Additional Separate W.C \* Good Size UPVC Conservatory Overlooking Garden \* Good Size Garage & Ample Parking \* Modern Fully Serviced Heating Boiler \* Large Insulated Storage Loft \* Lovely Mature & Well Stocked Rear Garden \* Located Close To Little Common Village \* Integral Single Garage With Remote Roller Door \* New Electric Consumer Unit \* Large Timber Tool Shed & Green House \* Viewing Highly Recommended \* Call Our Sales Team On 01424 224488.





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.

- Immaculate Larkin Built Detached Bungalow
  - Two Good Size Double Bedrooms
- Spacious Lounge-Diner With Bay Window
  - Immaculate & Bright Inner Hall
- Central Heated & Double Glazed Throughout
  - Immaculate Modern Fitted Kitchen
    - Enclosed Entrance Storm Porch
  - Modern Bathroom With Additional W.C
  - UPVC Conservatory Overlooking Garden
- Good Size Garage & Ample Parking
- Modern Fully Serviced Heating Boiler
  - Large Insulated Storage Loft
- Lovely Well Stocked & Maintained Garden
  - Close To Little Common Village
  - Garage With Remote Roller Door
  - Timber Tool Shed & Green House
  - Viewing Highly Recommended