



12 Venture Close, Bexhill-on-Sea, East Sussex, TN40 1TU

Well Maintained Three Bedroom Detached Bungalow In A Sought After Position - Offers over £390,000
- Freehold



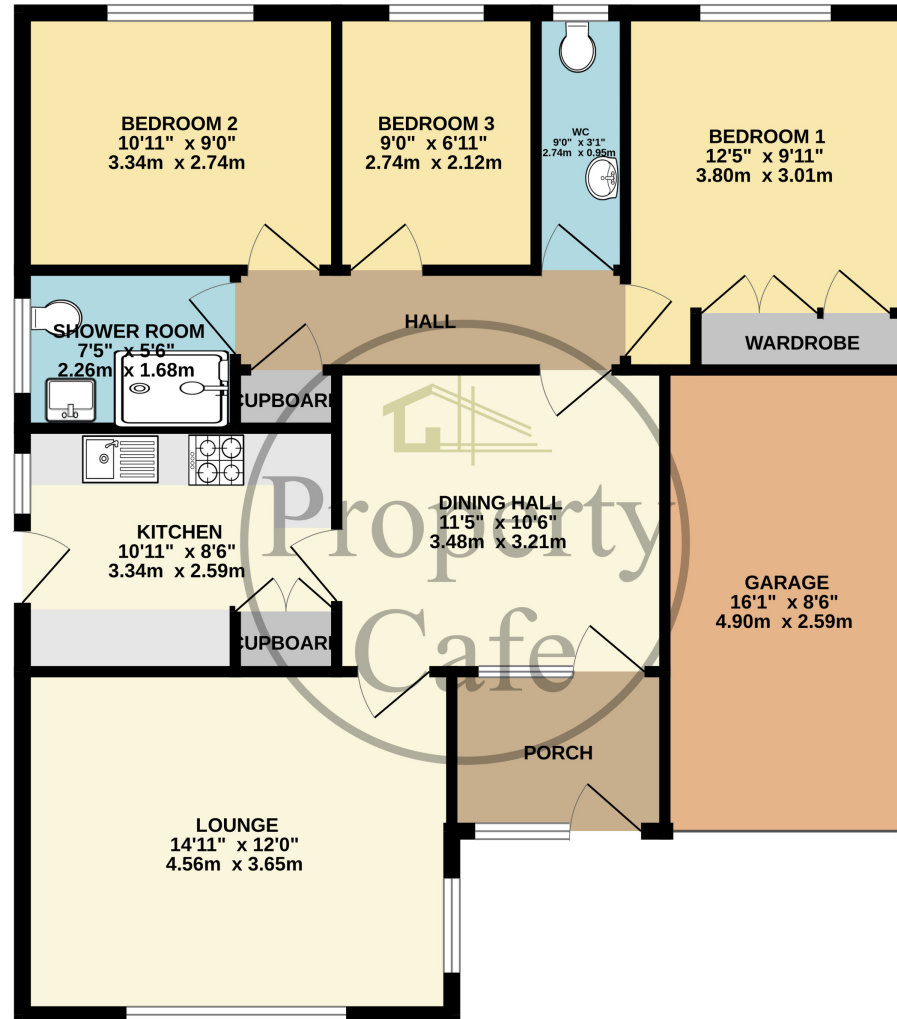


Property Cafe are delighted to present to the market this well proportioned and maintained, three bedroom detached bungalow for sale in a sought after and convenient position within Penland Wood, Bexhill. Accommodation and benefits include; A large entrance porch offering an excellent space for shoes and coats; Inner hallway vast in size and currently used as a dining hall, acting as a second reception room; Spacious dual aspect lounge; Fitted kitchen with ample cupboard & worktop space in addition to an integrated oven & hob; Three well proportioned bedrooms spanning across the rear of the bungalow; Modern fitted shower room comprising of a double walk-in shower, wash basin, WC & heated towel rail; Separate WC including toilet and hand wash basin. Externally this property boasts a single garage, off-road parking and private and well presented rear gardens. The bungalow is offered for sale in well maintained and neutral decision throughout, double glazed, gas central heated and is to be sold with no onward chain. We recommend you view at your earliest convenience.

The property is situated in a sought after position of Penland Wood, a residential pocket of Bexhill close by to the town centre. Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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Bedrooms: 3
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 (66)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
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.





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- Three Bedroom Detached Bungalow For Sale
 - Private & Well Maintained Rear Garden
 - Spacious Lounge
 - Dining Hall
 - Shower Room & Separate WC
- Off-Road Parking & Single Garage
 - Gas Central Heated & Double Glazed
 - Sought After Penland Wood Location
 - Sold With No Onward Chain
 - Viewing Highly Recommended