Property Cafe

14 Southlands Avenue, Bexhill-on-Sea, East Sussex, TN39 5HQ

Immaculate Character Detached Bungalow With Very Substantial Rear Garden (140ft x 100ft Min) £499,950

CATS ARE JUST
KITTEN PEOPLE

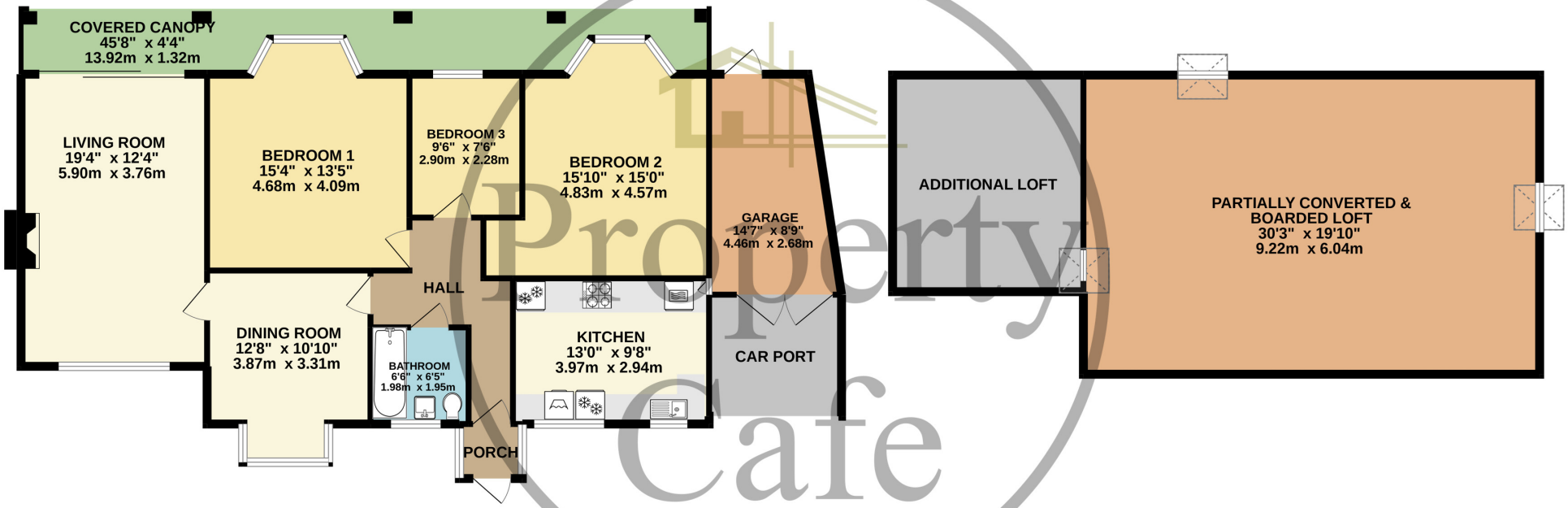
The Property Cafe is delighted to offer For Sale this spacious Three Bed / Two Reception Room Detached Character Bungalow with an amazing and vast 140ft x 110ft south facing rear garden. The property is situated in a quiet cul-de-sac location within easy reach of excellent local amenities & transport. Accommodation & benefits include: A Spacious Three Bed Detached Bungalow * Two Good Size Reception Rooms * Dual Aspect Family Lounge With Fireplace * Good Size & Well Presented Inner Hall * A 30ft x 20ft Fully Boarded Loft * Off Road Parking & Car Port Area * Attached Garage & Driveway * A Lovely 140ft X 110ft Rear Garden Which Is Mostly Laid To Lawn * Lots Of Charm & Character Features * A Modern Fitted Kitchen & Family Bathroom * Gas Central Heating & Double Glazing * Lovely Neutral Decoration Throughout * Located In A Quiet Cu-de-Sac Location * Lots of Additional Scope & Potential To Extend Or Continue with The Loft Conversion *

The garden of this bungalow really sets it apart from others on the market, if you're a keen gardener or wish for a large area of land for kids to run around play in this should be seriously considered. The garden boasts large areas of lawn, mature & well looked after flower beds and a variety of fruit & other trees.

Location The property is situated on the outskirts of Bexhill Town within a popular & quiet residential area. There are excellent shopping & transport facilities close by. Bexhill offers both independent & main brand shops offering an array of services. You will also find main bus routes into the town centre close by & Bexhill Mainline railway station is only 1.5 miles away offering excellent regular routes into Hastings, Eastbourne, Brighton, Gatwick & London. The new link road is within easy driving distance which dramatically reduces the travel time to the A21 and the Conquest Hospital.

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

1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.

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TOTAL FLOOR AREA : 2030 sq.ft. (188.5 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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A Spacious Three Bed Detached Bungalow * Two Good Size Reception Rooms * Dual Aspect Family Lounge With Fireplace * Good Size & Well Presented Inner Hall * A 30ft x 20ft Fully Boarded Loft * Off Road Parking & Car Port Area * Attached Garage & Driveway * A Lovely 140ft X 110ft Rear Garden Which Is Mostly Laid To Lawn * Lots Of Charm & Character Features * A Modern Fitted Kitchen & Family Bathroom * Gas Central Heating & Double Glazing * Lovely Neutral Decoration Throughout * Located In A Quiet Cu-de-Sac Location * Lots of Additional Scope & Potential To Extend Or Continue with The Loft Conversion * An Amazing Lawned Rear Garden * Viewing Highly Recommended * Call Our Bexhill Team On 01424 224488

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The property on the Northern outskirts of Bexhill Town within a popular & quiet residential area. There are excellent shopping & transport facilities close by. Bexhill offers both independent & main brand shops offering an array of services. You will also find main bus routes into the town centre close by & Bexhill Mainline railway station is only 1.5 miles away offering excellent regular routes into Hastings, Eastbourne, Brighton, Gatwick & London. The new link road is within easy driving distance which dramatically reduces the travel time to the A21 and the Conquest Hospital.

- Spacious Three Bed Detached Bungalow
- Extremely Rare Vast Rear Garden
- Two Good Size Reception Rooms
- Dual Aspect Family Lounge With Fireplace
- 30ft x 20ft Boarded & Loft Space
- Off Road Parking & Car Port
- Lovely 140ft x 110ft Rear Garden
- Attached Garage & Driveway
- Lots Of Charm & Character Features
- Modern Fitted Kitchen & Bathroom
- Central Heating & Double Glazing
- Lovely Neutral Decoration Throughout
- Quiet Cu-de-Sac Location
- Lots of Additional Scope & Potential
- Amazing Lawned Rear Garden
- Viewing Highly Recommended
- Close To The New Road Links
- Close To Amenities & Transport
- Viewing Highly Recomended

**www.propertycafe.co**

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**01424 224488**