



4 Winceby Close, Bexhill-on-Sea, East  
Sussex TN39 3EF



## PROPERTY DESCRIPTION

Situated in one of Bexhill's Premier locations, literally just off the Seafront, a spacious 3 bedroom detached bungalow with a double garage built in the 1990's, tucked away in a quiet close. Notable features of this well presented property include 2 reception rooms, ensuite shower room to master bedroom, refitted kitchen and separate utility room, pleasant lawned gardens stretching around both sides of the property. TO BE SOLD WITH VACANT POSSESSION. EPC-C

## FEATURES

- Modern 3 bedroom detached bungalow
- Premier location just off Bexhill seafront
- Tucked away in a quiet close
- 2 reception rooms
- Kitchen with built in appliances and separate Utility
- Double Garage
- Pleasant lawned gardens
- Ensuite to master bedroom
- TO BE SOLD VACANT





## ROOM DESCRIPTIONS

### Entrance Hall

Large covered entrance with double glazed front door leading to entrance hall with radiator, built in storage cupboard, airing cupboard with shelving, hatch to loft space.

### Living Room

17' 11" x 14' 1" (5.46m x 4.29m) With fireplace and real flame effect gas fire, radiator, double glazed window with outlook to rear, double glazed patio doors leading onto rear garden, double doors leading through to dining room (also access accessible from main hallway).

### Dining Room

14' 1" x 10' 4" (4.29m x 3.15m) With radiator, double glazed window overlooking the rear garden.

### Kitchen/Breakfast Room

16' 3" x 11' 3" (4.95m x 3.43m) Comprising; one and a half bowl, single drainer, stainless steel sink unit with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, some having glass display fronts, built in AEG electric double oven, space for large fridge freezer, built and concealed dishwasher, radiator, tiled floor, ceiling spotlights, the working surfaces are a mixture of granite and solid wood, double glazed window overlooking the front, double glazed door leading to utility area.

### Utility Area

10' 1" x 7' 5" (3.07m x 2.26m) With stainless steel sink unit with working surfaces and cupboard under, space for washing machine and tumble dryer, tiled floor, double glazed windows overlooking the rear garden and double glazed door leading onto the garden, double glazed personal door leading to Garage.

### Bedroom 1

13' 4" x 11' 8" (4.06m x 3.56m) With a large built-in wardrobe with mirror fronted doors, radiator, double glazed window overlooking the rear garden.

### En Suite Shower Room

8' 1" x 6' 1" (2.46m x 1.85m) With tiled cubicle with chrome fittings, wash hand basin with mixer tap, a variety of built-in cupboards, concealed cistern low-level WC, tiled walls, chrome ladder radiator, tiled floor, ceiling spotlighting, frosted glass double glazed window.

### Bedroom 2

11' 8" x 11' 3" (3.56m x 3.43m) With large built-in wardrobe, radiator, three double glazed windows with outlook to front.

### Bedroom 3

11' 7" x 9' 7" (3.53m x 2.92m) With large built in wardrobes and a range of fitted bedroom furniture and cupboards and drawers with pull out double bed, radiator, double glazed window without to front.

### Bathroom

8' 1" x 5' 5" (2.46m x 1.65m) With white suite comprising; panelled bath with mixer taps and shower attachment, wash hand basin with cupboards under, low level WC, ladder radiator, tiled floor and walls, ceiling spotlighting, frosted glass double glazed window.

### Outside

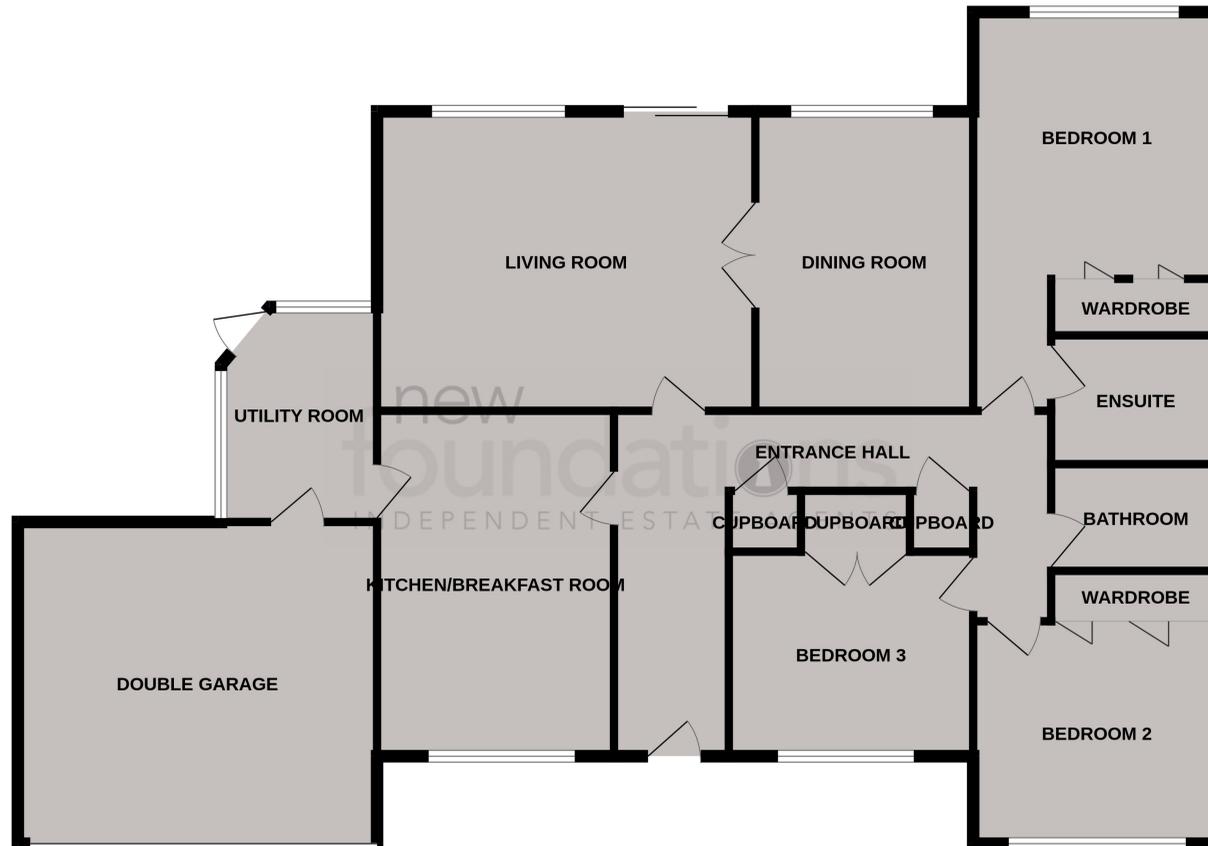
A good sized rear garden which stretches around both sides of the property, with a large patio leading onto a mainly lawned garden with mature trees and bushes, outside lighting, outside tap, timber shed, gated access out to the front, the front garden is again mainly laid to lawn with a double driveway leading up to the Garage.

### Garage

With power and light, wall mounted gas boiler, accessed via electrically operated up and over door, cold tap.

# 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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