




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£455,000 4 Blackfields Avenue, Bexhill-on-Sea TN39 4JL
Offers over  2 Bedroom  2 Bathroom  3 Reception



AT A GLANCE...

In a popular area of West Bexhill, this deceptively spacious Larkin-built detached bungalow occupies a corner plot. There is abundant natural light in this bungalow, with generously sized accommodation that includes; An enclosed porch opening into the inner hallway. In the spacious lounge, there is a fireplace, a bay window, and double doors leading into the dining room. The dining room has a bright double aspect and doors out to the rear garden. With an eye-level oven, a gas hob, a microwave oven, dishwasher, undercounter fridge & freezer, and matching wall and base cabinets, the kitchen is fitted with an array of matching wall and base units. In addition, a breakfast room, utility area, and WC are located off the kitchen. The bungalow has two large double bedrooms and a spacious conservatory that overlooks the rear garden. Bedroom one has an en-suite shower room and bedroom two has a double aspect. Furthermore, the property is double glazed and is heated by a regular serviced combination boiler.



4 Blackfields Avenue, Bexhill-on-Sea, East Sussex, TN39 4JL

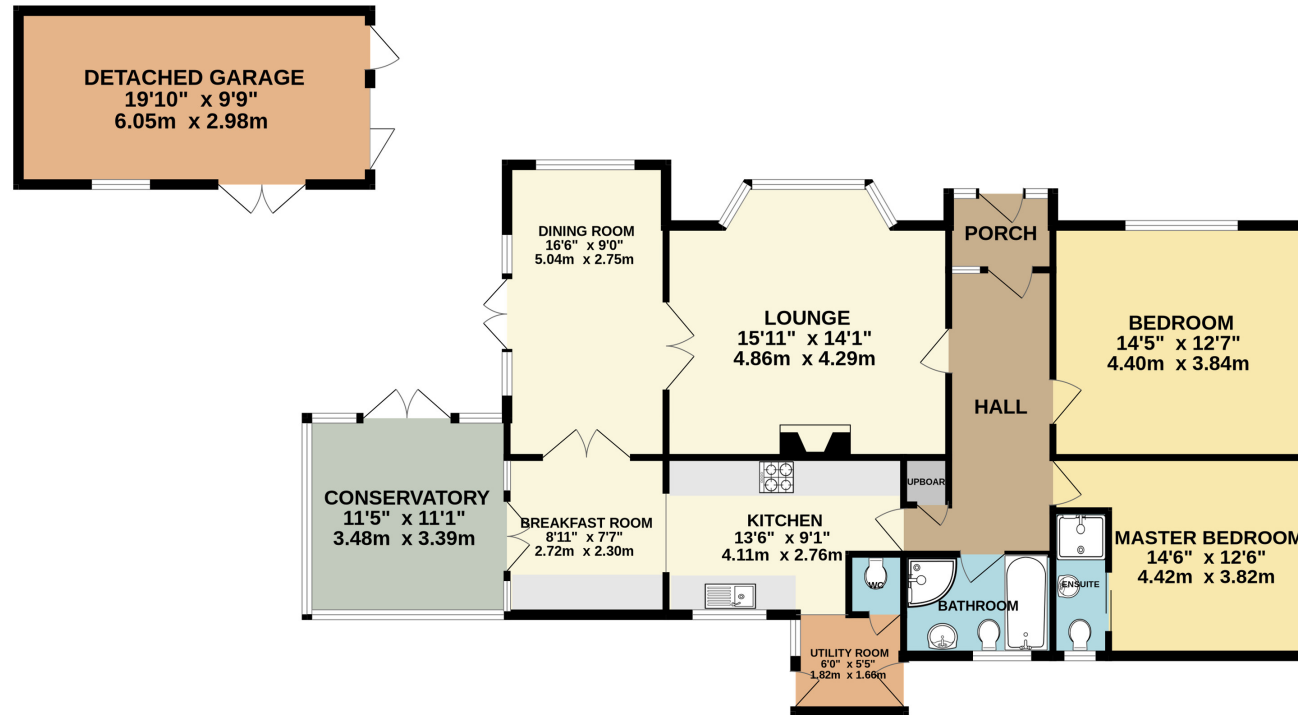
 2 Bedroom  2 Bathroom  3 Reception

Key Features:

- Deceptively Spacious Detached Bungalow
- Two Large Double Bedrooms
- Off-Road Parking & Detached Garage
- South-Facing Rear Garden
- Three Reception Rooms
- Two Bathrooms
- Kitchen & Utility Room
- Double Glazing & Gas Central Heating


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GROUND FLOOR
1459 sq.ft. (135.6 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.6 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	76
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Outside

The bungalow has gardens surrounding the property to three sides. The front and side gardens are laid to lawn with mature plantings and shrubs. Parking is available to the front and side of the property, as well as access into the garage and gated side access to the rear garden.

The rear garden is south-facing and predominantly laid to lawn. There is a patio area ideal for alfresco dining, a fish pond and a variety of well-established plantings.

Location

The bungalow is situated in a popular location in West Bexhill. Located just 0.8 miles from the village of Little Common offering a range of independently owned shops and a late opening Tesco Express, Doctors surgery & dentist. Bexhill Mainline railway station and the seafront promenades are just under 2 miles away.

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2 Bedroom 2 Bathroom 3 Reception

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