



25 Bancroft Road, Bexhill-on-Sea, East
Sussex TN39 4AG



PROPERTY DESCRIPTION

CHAIN FREE. A bright two bedroom semi-detached bungalow situated in a no-through road approximately a mile from Bexhill Town Centre, Railway Station & Seafront whilst also being within very close proximity of Bexhill Down. The accommodation comprises; entrance hall, bay fronted lounge, good size kitchen/diner, conservatory, two bedrooms and a shower room. Outside there is a level west facing garden and off road parking. EPC - D.

FEATURES

- Two Bedroom Semi-Detached Bungalow
- Bay Fronted Lounge
- Good Size Kitchen/Diner
- Council Tax Band - C
- West Facing Garden
- Conservatory
- Off Road Parking
- Close To Bexhill Downs
- Approximately One Mile to Bexhill Town Centre & Railway Station
- Chain Free





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door, access to loft space, radiator, storage cupboard.

Lounge

13' 4" x 11' 10" (4.06m x 3.61m) Double glazed bay window to the front,

Kitchen/Diner

13' 5" x 11' 10" (4.09m x 3.61m) Double glazed windows to the side and rear, double glazed door to the rear leading to the conservatory, ceiling coving, radiator, a range of laminate working surfaces with inset stainless steel sink and drainer unit, space for cooker, a range of matching wall and base cupboards with fitted drawers, larder cupboard with window and fuse box, telephone point, ample space for dining table, cupboard housing wall mounted gas fired boiler.

Conservatory

12' 9" x 8' 1" (3.89m x 2.46m) Double glazed windows to the sides and rear, double glazed door leading to the garden.

Bedroom One

13' 5" x 12' 4" (4.09m x 3.76m) Double glazed window to the rear overlooking the garden, picture rail, radiator.

Bedroom Two

11' 5" x 8' 10" (3.48m x 2.69m) Double glazed window to the front, picture rail, radiator.

Shower Room

Double glazed frosted glass window to the side, walk-in shower cubicle with handrail and shower over, low level WC, wash hand basin with cupboard under, radiator.

Outside

The front of the property is approached via a paved driveway providing off road parking, pathway leading to the gated side access, area laid to lawn.

The rear garden benefits from being of a westerly aspect.

Adjacent to the rear of the property there is a patio area ideal for table and chairs, this concrete area extends down the side of the property to the gated side access, various areas of lawn, area of hard standing at the foot of the garden.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

