



6 Kenton Close, Bexhill-on-Sea, East  
Sussex TN39 4HF



## PROPERTY DESCRIPTION

CHAIN FREE. A bright and spacious two bedroom detached bungalow ideally situated in a sought after cul-de-sac within West Bexhill. The accommodation comprises; entrance hall, sought facing lounge, dual aspect dining room, fitted kitchen, two double bedrooms, bathroom and separate WC. Outside there is off road parking, well maintained front and rear gardens with the latter being SOUTH FACING. EPC - D.

## FEATURES

- Two Bedroom Detached Bungalow
- Two Reception Rooms
- South Facing Rear Garden
- Sought After West Bexhill Cul-De-Sac
- Off Road Parking & Garage With Electric Roller Door
- Chain Free
- Vacant Possession
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Hall

Covered entrance area leading to the entrance hall which is accessed via UPVC double glazed door with patterned insert, double glazed patterned panel, storage cupboard, airing cupboard, access to loft space via hatch, radiator.

### Lounge

17' 0" x 12' 10" (5.18m x 3.91m) Double glazed window and door with the latter leading to the garden, ceiling coving, radiator, feature fireplace with inset gas fire.

### Dining Room

10' 10" x 9' 0" (3.30m x 2.74m) A dual aspect room with double glazed windows to the side and rear, ceiling coving, radiator, serving hatch.

### Kitchen

11' 9" x 9' 10" (3.58m x 3.00m) Double glazed window and door to the side, a fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring gas hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in eye level oven, radiator, larder cupboard.

### Bedroom One

13' 0" x 12' 0" (3.96m x 3.66m) A dual aspect room with double glazed windows to the front and side, ceiling coving, radiator, built-in wardrobes.

### Bedroom Two

13' 11" max x 10' 10" (4.24m max x 3.30m) Double glazed window to the front, ceiling coving, radiator, built-in wardrobes.

### Bathroom

Double glazed patterned window to the side, panelled bath with mixer tap and independent shower over, pedestal wash hand basin, radiator, tiled walls, radiator.

### WC

Double glazed patterned window to the side, low level WC, wash hand basin with mixer tap, radiator.

### Outside

The front of the property is approached via a paved driveway providing off road parking, well maintained front garden with area of lawn and mature shrubs, gated access to both sides.

The rear garden benefits from being of a southerly aspect, adjacent to the rear of the property there is a patio area ideal for table and chairs, gated access to both sides, the remainder of the garden is mainly laid to lawn with various mature shrubs and bushes, two timber framed storage sheds.

### Garage

17' 0" x 9' 0" (5.18m x 2.74m) Accessed via electric roller door, double glazed window to the rear, wall mounted gas fired boiler, fuse box, meters.



# 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

