



26 Hillcrest Avenue, Bexhill-on-Sea,  
East Sussex TN39 4DA





## PROPERTY DESCRIPTION

\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\*

An immaculate and beautifully presented two bedroom, two reception detached bungalow located in this favoured West Bexhill location. The accommodation comprises; entrance hall, bay fronted lounge, dining room with French doors, dual aspect modern kitchen, two double bedrooms both with bay windows and a recently modernised shower room. Outside there is a raised decking accessed from the dining room and well maintained gardens. EPC - D.

## FEATURES

- Two Bedroom Detached Bungalow
- Two Reception Rooms
- Bay Fronted Lounge with Log Burner
- Modern Kitchen
- Recently Re-Fitted Shower Room
- Immaculate Presentation and Decoration
- Favoured West Bexhill Location
- Well Maintained Gardens
- Council Tax Band - C
- 73 square metres





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door, double glazed patterned window to the side, access to loft space via hatch, radiator.

### Lounge

14' 0" into bay x 12' 9" (4.27m into bay x 3.89m) Double glazed bay window overlooking the front, picture rail, radiator, feature fireplace with inset log burner and tiled hearth.

### Dining Room

14' 3" x 10' 11" (4.34m x 3.33m) Double glazed French doors and windows to the rear, picture rail, radiator, recessed shelving.

### Kitchen

9' 11" x 7' 11" (3.02m x 2.41m) A dual aspect room with double glazed windows to the side and rear with the latter overlooking the garden, a modern fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with chrome mixer tap, inset four ring electric hob with extractor fan oven, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for; washing machine and fridge/freezer, wall mounted gas fired combination boiler.

### Bedroom One

13' 1" x 10' 9" (3.99m x 3.28m) Double glazed bay window to the front, picture rail, radiator.



### Bedroom Two

10' 11" x 9' 8" (3.33m x 2.95m) Double glazed bay window to the rear overlooking the garden, picture rail, radiator.

### Shower Room

Double glazed patterned window to the side, a modern fitted white suite comprising; large walk-in aqua boarded shower cubicle with thermostatic shower over, wash hand basin with chrome mixer tap and cupboard under, low level WC, chrome heated ladder style towel rail, radiator.

### Outside

The front of the property is approached via a concrete driveway and leads to the front door and gated side access, the remainder of the front garden is mainly laid with shingle for ease of maintenance with well planted beds, enclosed with hedging.

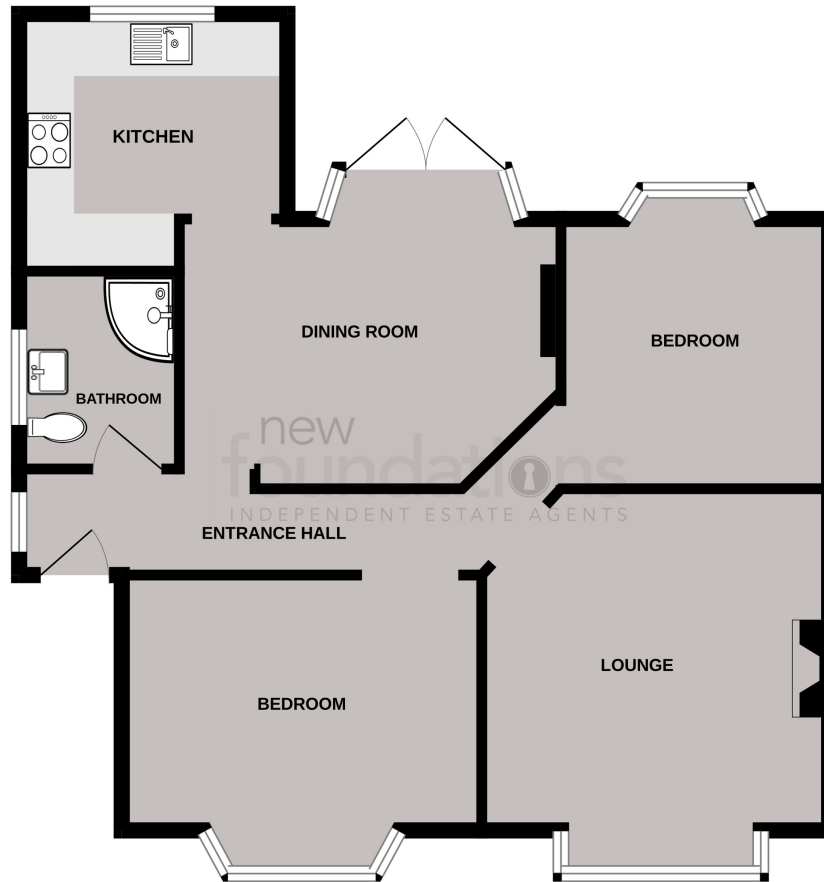
Adjacent to the rear of the property there is an area of decking with steps down to the main area of garden.

The main area of garden is predominately laid to lawn with areas laid to shingle, well planted beds, timber framed shed, water tap, gated side access, various mature shrubs and trees.



# 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>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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	

