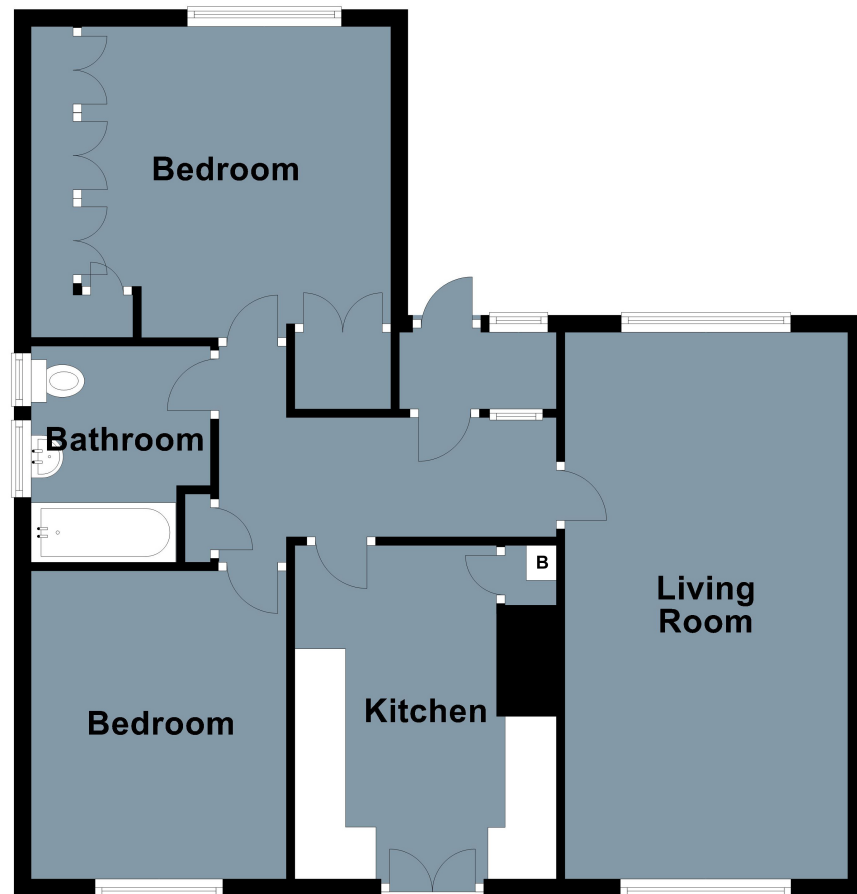


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

## Ground Floor

Approx. 76.6 sq. metres (824.5 sq. feet)



Total area: approx. 76.6 sq. metres (824.5 sq. feet)  
 For illustration purposes only - not to scale



5 Clifton Rise, Bexhill-on-Sea, East Sussex TN40 2JW

**£345,000 freehold**

Conveniently situated at the end of the cul-de-sac this detached two bedroom bungalow enjoys established level gardens to both the front and rear with off road parking and a detached garage, all set in a convenient location close to the Ravenside Retail Park, the town centre and seafront. Chain Free.

Detached Bungalow

2 Bedrooms

New Gas Boiler

Garage and Parking

Established Level Gardens

Convenient Location



## Description

This detached two bedroom bungalow offers potential to be improved and upgraded to suit individual requirements but enjoys spacious accommodation with a 20' living room and two good sized double bedrooms. The property has gas fired central heating with a recently replaced boiler and double glazing throughout. The gardens are a particular feature being level and enjoying a southerly aspect to the front, all enjoying a good deal of privacy. There is also off road parking for two vehicles and a large detached garage. Offering spacious accommodation the property is thought to offer potential to be extended subject to any necessary consent.

The property is located in a convenient and quiet cul-de-sac within easy reach of the amenities at Ravenside, the seafront and a short drive from Bexhill town centre with a wider range of amenities, bars and restaurants.

Viewing is recommended to appreciate this property which is available chain free.

## Directions

From the Ravenside roundabout proceed towards Bexhill along De La Warr Road and after a short distance turn right into Clifton Rise where the property will be found at the end of the cul-de-sac.

What3Words:///crunch.defeat.clean

## THE ACCOMMODATION COMPRISES

A double glazed door to Entrance Porch with tiled floor and double glazed door through to

## RECEPTION HALL

13' 0" x 5' 0" (3.96m x 1.52m) widening to 8' 7" with loft access, cupboard housing the electric meter, further cupboard with storage above.

## KITCHEN

12' 9" x 7' 6" (3.89m x 2.29m) with window and door to rear garden and fitted with a range of base and wall mounted wood fronted units incorporating cupboards and drawers with spaces for appliances. There is a working surface incorporating a 1 1/2 bowl acrylic sink and a 4 ring hob with extractor above. There is a fitted oven and two large cupboards, one providing space for a fridge/freezer and one housing the recently replaced gas boiler and hot water tank.



## LIVING ROOM

20' 9" x 10' 10" (6.32m x 3.30m) a dual aspect room with central brick fireplace with gas fire (not in use).

## BEDROOM

13' 10" x 12' 0" (4.22m x 3.66m) including an extensive range of cupboards providing hanging and shelving, separate double wardrobe and window facing the front garden.



## BEDROOM

11' 10" x 9' 9" (3.61m x 2.97m) with window taking in views of the garden.

## BATHROOM

8' 4" x 6' 8" (2.54m x 2.03m) with obscured window to side and fitted with a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc.

## GARAGE

17' 7" x 8' 2" (5.36m x 2.49m) with up and over door, power and light, window and door to rear.

## OUTSIDE

The property enjoys a central location being at the end of the cul-de-sac with established gardens to the front that are predominantly laid to lawn with planted borders and a pedestrian pathway to the front door. A driveway provides parking and access to the garage with a separate gate and access leading to the side and rear. The rear garden is laid to lawn being hedge and fence enclosed with established borders boasting an array of plants, shrubs and specimen trees and enjoying a leafy backdrop beyond.



## DISCLAIMER

In accordance with the Estate Agents Act 1979 and other legislation we declare that an employee of Campbell's Estate Agents is a relative of the seller of this property.

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.