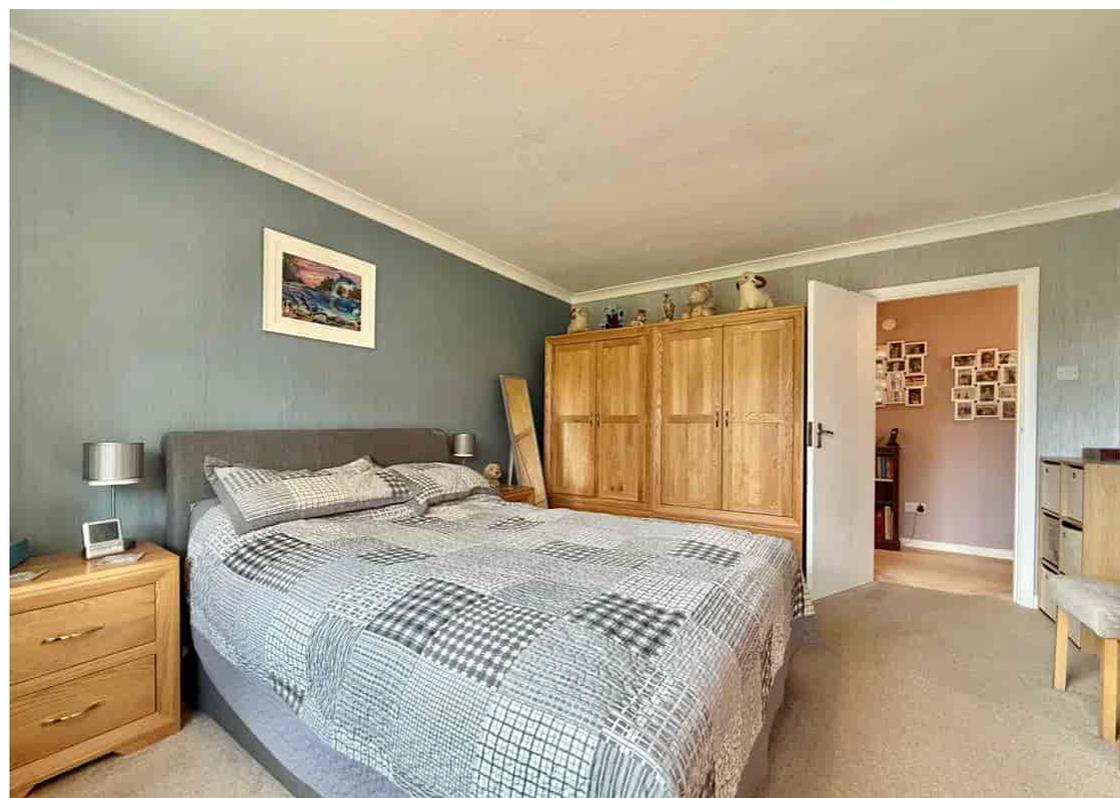




7 Bushy Croft, Bexhill-on-Sea, East Sussex, TN39 4JR

Spacious Detached Bungalow In Sought After Cul-De-Sac £415,000 - Freehold





Situated in the highly sought-after Broad Oak Park area, this delightful detached two-bedroom Larkin built bungalow presents an excellent opportunity to acquire a spacious and well-presented home in a quiet cul-de-sac location. Perfectly designed for comfortable single-level living, the property boasts generously proportioned accommodation that strikes a superb balance between practicality and style.

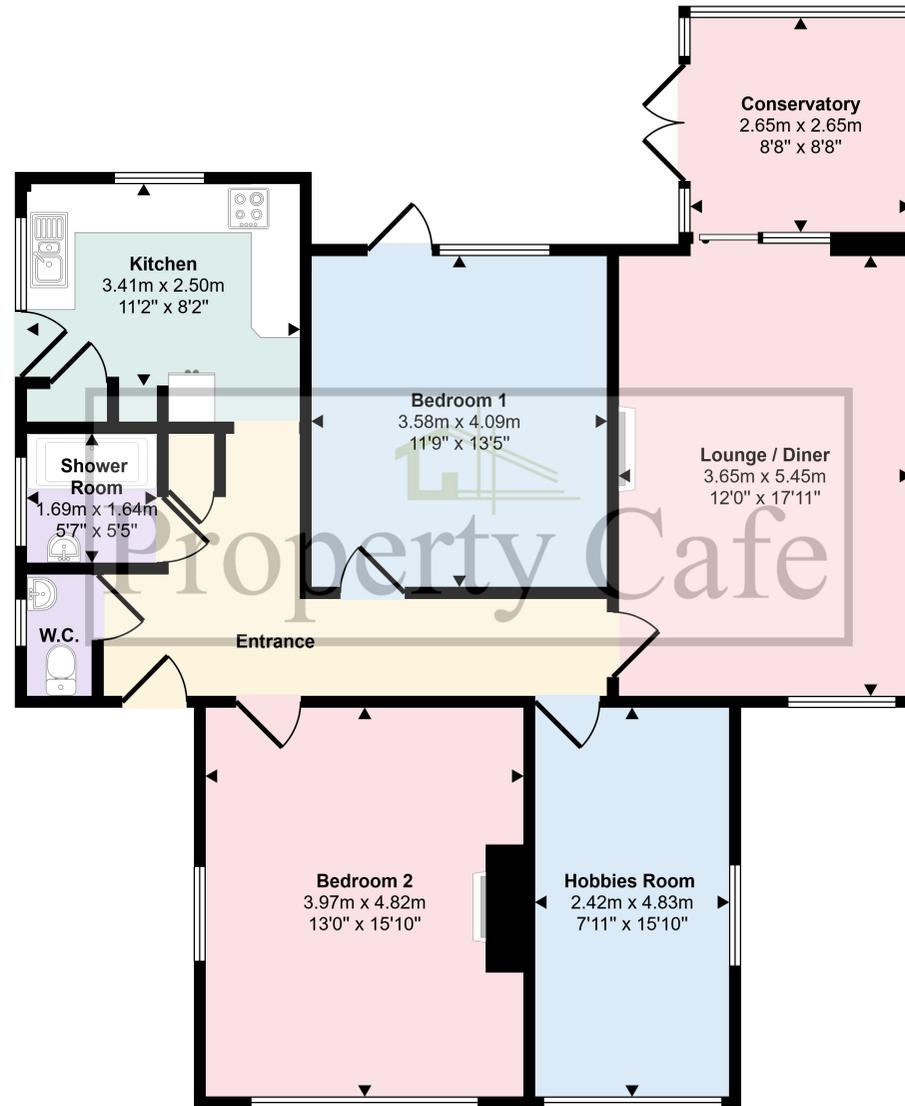
Upon entering, you are welcomed into a good size lounge-diner that effortlessly combines relaxation and dining space, ideal for everyday living or entertaining guests. The lounge further benefits from a UPVC conservatory that overlooks the pleasant, low maintenance rear garden, creating a bright and inviting space that invites natural light and provides serene garden views throughout the year. The bungalow features two spacious double bedrooms, providing ample room for a growing family, guests, or flexible work-from-home options. Both bedrooms are generously sized and offer plenty of space for storage and furnishing to suit individual needs. Complementing the bedrooms is a modern tiled shower room, tastefully finished and equipped with contemporary fittings to ensure a comfortable and stylish bathroom experience along with a separate tiled cloakroom/W.C for added convenience. An exceptional feature of this property is the useful hobbies room, a converted garage offering versatile space that can easily be adapted to suit a variety of purposes — whether as a workshop, home gym, or additional storage. Off-road parking to the front of the bungalow adds further practicality, providing ample space for vehicles and visitors.

The home is enhanced by energy efficient electric heating throughout, ensuring comfort while helping to keep running costs down. Additionally, the large fully insulated loft with ladder access offers substantial storage potential or the possibility for future conversion, subject to planning permissions. The bungalow's UPVC double glazing contributes to the overall warmth and sound insulation, enhancing the peaceful and private atmosphere of the property. Externally, the rear garden is a tranquil, low-maintenance space ideal for gardening enthusiasts or those simply wishing to enjoy a sunny outdoor retreat with minimal upkeep. The garden complements the property perfectly, offering a lovely setting for summer dining, family activities, or quiet relaxation away from the hustle and bustle.

Located in a peaceful cul-de-sac within Broad Oak Park, this bungalow benefits from a desirable, family-friendly neighbourhood with easy access to local amenities, schools, and transport links. This sought-after location combines convenience with a sense of community and tranquility.



Approx Gross Internal Area  
103 sq m / 1110 sq ft



### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway.  
**Heating Sources:** Double Glazing. Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (57)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Detached Two Bedroom Larkin Built Bungalow \* Spacious & Well Presented Throughout \* Good Size Lounge-Diner With Conservatory \* Two Spacious Double Bedrooms \* Modern Tiled Shower Room \* Separate Tiled Cloakroom / W.C \* Useful Hobbies Room (Converted Garage) \* UPVC Conservatory Overlooking Garden \* Off Road Parking To The Front \* Pleasant Low Maintenance Rear Garden \* Quiet Cul-De-Sac Location Within The Sought After Broad Oak Park Area \* Energy Efficient Electric Heating \* A Large Fully Insulated Loft With Ladder \* Viewing Highly Recommended \* Call 01424 224488 ....





The property is situated in the highly sought-after Broad Oak Park area of West Bexhill and this area is highly sought after and well known to be one of the quietest residential areas within our town. Broad Oak Park itself is just a few minutes' walk away. The property offers easy access to both to Little Common Village & Bexhill Town Centre that both offer an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis; most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Collington station is only short distance away providing direct routes in to Gatwick & central London and the new Link Road provides an easy route to the A21 & Conquest Hospital

- Detached Two Bedroom Larkin Built Bungalow
    - Spacious & Well Presented Throughout
  - Good Size Lounge-Diner With Conservatory
    - Two Spacious Double Bedrooms
    - Modern Tiled Shower Room
    - Separate Tiled Cloakroom / W.C
  - Useful Hobbies Room (Converted Garage)
  - UPVC Conservatory Overlooking Garden
- Off Road Parking To The Front
  - Pleasant Low Maintenance Rear Garden
    - Quiet Cul-De-Sac Location
  - Sought After Broad Oak Park Location
    - Energy Efficient Electric Heating
  - Large Fully Insulated Loft With Ladder
    - Viewing Highly Recommended