



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£575,000 The Rowans, Park Lane, Bexhill-on-Sea TN39 4DS
🛏️ 3 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer this Larkin built two/three bedroom detached bungalow for sale. The property offers spacious accommodation, comprising entrance hall, triple aspect lounge with views over the front and rear gardens and gas fire, conservatory with double doors to the rear garden, two double bedrooms, one with an en-suite shower room, family bathroom and kitchen with breakfast bar, walk-in larder, double oven, hob with extractor hood above, integrated washing machine and fridge/freezer. The property was extended by the current owner to provide an upstairs space which is currently used as a study/office but could easily be a third bedroom with balcony opening out to the front. Located in a quiet cul de sac with ample parking for several vehicles, viewing is highly recommended!!



Key Features:

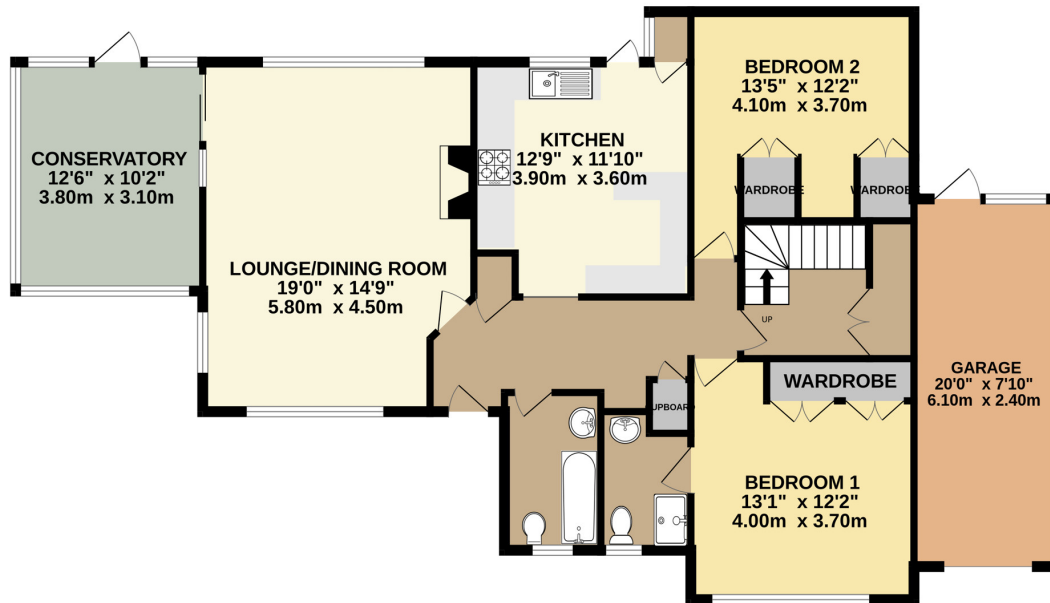
- Detached Chalet Bungalow
- South west facing garden
- Conservatory
- Off road parking for several vehicles
- Two/three double bedrooms
- Triple aspect lounge
- En-suite shower room
- Quiet and secluded location

The Rowans, Park Lane, Bexhill-on-Sea, East Sussex, TN39 4DS

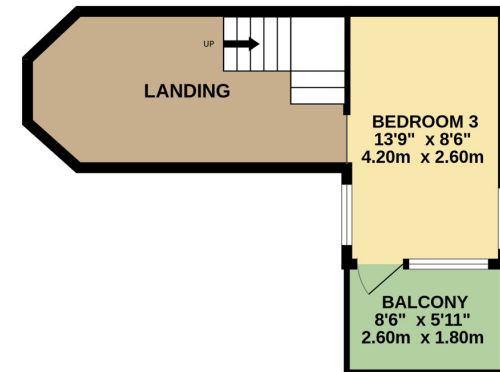
 3 Bedroom  2 Bathroom  2 Reception


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GROUND FLOOR



1ST 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

OUTSIDE:-

The front of the property has a lovely lawned area with pathway to the front door and ample off road parking for several vehicles. The garden wraps around the property and the rear is south west facing with lawn and patio area. There is also an area where you can grown your own to one side.

LOCATION:-

The property is situated within close proximity to local amenities. Bexhill Town Centre & seafront promenades are just over a mile away, together with Bexhill mainline railway station offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. You will find children's nurseries, primary schools and secondary schools all within a mile away.

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