new foundations
INDEPENDENT ESTATE AGENTS

£399,950 Freehold

10 Old Farm Road, Bexhill-on-Sea,
East Sussex TN39 4DN

PROPERTY DESCRIPTION

A well presented 2 bedroom detached bungalow situated in this popular close on a corner plot a short distance from the Bexhill Down. Notable features include Bathroom with separate shower, bedroom 1 with fitted wardrobes, pleasant easily manageable gardens and garage. EPC - D

ROOM DESCRIPTIONS

Entrance
Double glazed front door leading to double glazed entrance porch with further double glazed door leading to entrance hall.

Entrance Hall
With built-in storage cupboard, radiator, parquet flooring, hatch to loft space with retractable loft ladder.

Living Room/Dining Room
17′ max into bay x 15′ 11″ (5.18m x 4.85m) With feature bare brick fireplace with inset gas fire, TV aerial point, parquet flooring, radiator, large double glazed bay window, inset double doors leading out to the rear garden.

Kitchen
11′ 11″ x 9′ 5″ (3.63m x 2.87m) Kitchen with range of units comprising; 1 1/2 bowl single drainer stainless steel sink unit with cupboards below, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built-in electric double oven with cupboards above and below, four ring gas hob, space for washing machine, built-in concealed fridge freezer, wall mounted combination gas boiler, radiator, breakfast bar area, part tiled walls, two double glazed windows overlooking the rear garden.

Bedroom One
13′ x 9′ 1″ to fronts of wardrobes (3.96m x 2.77m) With fitted range of wardrobes comprising of three doubles, further built-in storage cupboard with shelving, radiator, double glazed windows, outlook to front.

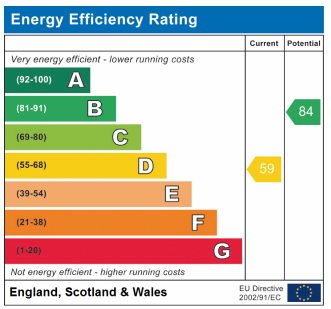
Bedroom Two
10′ 3″ x 9′ 9″ (3.12m x 2.97m) With radiator, double glazed window to front.

Bathroom
With white suite comprising; panelled bath, low level WC, wash hand basin, recessed fully tiled shower with chrome fittings and retractable seat, tiling to walls, radiator, ceiling spotlighting, double glazed frosted glass window.

Outside
The rear garden has a large area of patio and small area of lawn, some flower and shrub borders, magnolia tree, outside tap, outside lighting, further areas of patio garden to the side and with access via gate down both sides of the property, gated access to the rear leading to Gordon Place, double glazed personal door leading to garage.

There is also a private front garden part laid to lawn with flower and shrub borders, outside power point and light.

Garage
With double glazed rear and side windows, power and light accessed via electrically operated up and over door via Gordon place.



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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