



15 Spring Lane, Bexhill-on-Sea, East Sussex, TN39 4ET

Guide Price : Offers Considered Between £425,000 to £450,000 : A Refurbished Detached Bungalow Close To Little Common £425,000 - Freehold

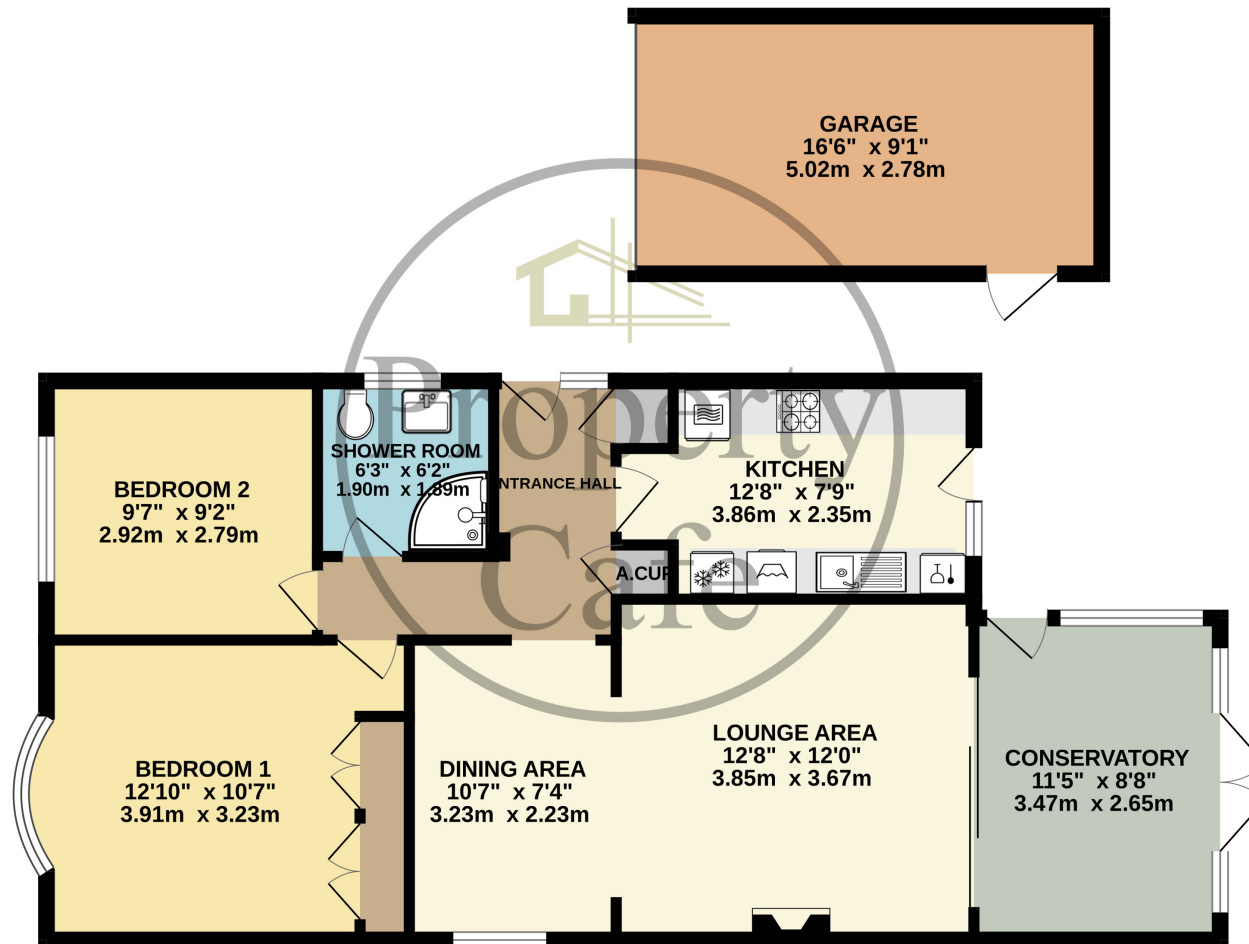




Guide Price : Offers Considered Between £425,000 to £450,000 : A Refurbished Detached Bungalow Close To Little Common * A Fully Refurbished Two Bed Detached Bungalow * Immaculate & Modern Throughout * Entrance Hall With Ample Storage * A Modern Well Equipped Fitted Kitchen * Spacious & Well Presented Lounge-Diner * Two Well Presented Bedrooms * Modern Well Presented Shower Room * Good Size UPVC Conservatory Over Looking The Rear Garden * Central Heated & D.Glazed Throughout * Ample Off Road Parking Space * Detached Garage With Remote Door * Sought After & Peaceful Location * Well Kept Front & Rear Gardens * Easy Walking Distance To The Village * Contemporary & Modern Decor Throughout * Additional Information : **Additional Information** : Solid oak internal doors * New fuse board -August 2024 * New Ideal combi boiler -August 2024 * New double glazing throughout including the garage door * New refurbished bathroom * New Howdens kitchen * Integrated AEG washer / dryer - August 2024 * Integrated SMEG full size dish washer * Integrated Zanussi double oven * Zanussi induction hob * Internal blinds in the kitchen and patio doors * Newly fitted carpets * New light fittings & Blinds * All ceilings have been skimmed * Outside - Gable ends have been re-done and ridge tiles re-secured and cemented * Garden laid to turf with pebbled seating area. **Internal Viewing Recommended * Call Our Bexhill Team On 01424 224488 ...**



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

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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Bedrooms: 2
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (61)
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+) A		
(81-91) B		
(69-80) C		83
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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The property is situated within walking distance to Little Common Village which is fortunate to have 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. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Refurbished Two Bed Detached Bungalow
 - Immaculate & Modern Throughout
 - Modern Well Equipped Fitted Kitchen
- Spacious & Well Presented Lounge-Diner
 - Two Well Presented Bedrooms
- Modern Well Presented Shower Room
 - Good Size UPVC Conservatory
- Central Heated & D.Glazed Throughout
 - Ample Off Road Parking Space
- Detached Garage With Remote Door
 - Sought After & Peaceful Location
 - Well Kept Front & Rear Gardens
- Easy Walking Distance To The Village
- Contemporary & Modern Throughout