





PROPERTY DESCRIPTION

Situated in this most sought after West Bexhill location is this attractive two bedroom, two reception room detached bungalow. Notable features of this spacious property include; shower room with WC and further separate WC, new carpets and decorations, gas boiler and radiators, pleasant lawned rear garden, garage and private driveway. TO BE SOLD WITH VACANT POSSESSION. EPC - TBC.

FEATURES

- Spacious Two Bedroom Detached Bungalow
- Two Reception Rooms
- New Carpets And Freshly Decorated
- Garage And Driveway
- TO BE SOLD WITH VACANT POSSESSION
- Pleasant Lawned Gardens
- Two WC's
- Highly Sought After Location Close To Little Common Village
- Chain Free
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance

Double glazed front door leading to a good sized entrance hall, radiator, built-in storage cupboard with shelving, hatch to loft space.

Living Room

21' 7" x 12' 7" (6.58m x 3.84m) Chimney breast with feature fireplace, two radiators, TV aerial point, double glazed window with outlook to the front.

Dining Room

12' 2" x 11' 5" (3.71m x 3.48m) With radiator, double glazed window overlooking the rear garden, double glazed door leading to the rear garden, door from dining room to kitchen.

Kitchen

12' 2" x 10' 8" (3.71m x 3.25m) A range of units comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, tiling to walls, free standing gas cooker, space for fridge/freezer, radiator door to airing cupboard with shelving, wall mounted gas boiler concealed behind a cupboard, double glazed window overlooking rear garden, double glazed door leading to the garden.

Bedroom One

15' 0" x 12' 6" (4.57m x 3.81m) With radiator, double glazed window with outlook to rear.

Bedroom Two

15' 0" x 12' 2" (4.57m x 3.71m) With radiator, double glazed window with outlook to front.

Shower Room

With tiled shower cubicle, Mira electric shower over and hand grip, wash hand basin with storage cupboards below and medicine cabinet above, concealed cistern low level WC, chrome ladder towel rail, tiling to walls, frosted glass double glazed window.

Additional WC

With low level cistern WC, wash hand basin, tiling to walls, frosted glass double glazed window.

Garage

20' 6" x 9' 0" (6.25m x 2.74m) Accessed via electrically operated roller door with power and light, double glazed side window and personal door leading to the rear garden.

Outside

The rear garden benefits from being of a westerly aspect and measures approximately 60 feet in length. Patio area, retaining brick wall and step free access onto the main part of the garden which is laid lawn and has various flower and shrub borders, dog legging out slightly at the end of the garden with a timber shed, outside tap, gated access down the side of the property to the front.

The front garden is mainly laid to lawn with various flower and shrub borders and with private driveway leading up to the integral single garage



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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