



28 Pinewoods, Bexhill-on-Sea, East
Sussex TN39 3UD



PROPERTY DESCRIPTION

A spacious two double bedroom detached bungalow situated in this highly sought after location within easy reach of Little Common Village. Whilst now in need of some updating the bungalow offers good sized accommodation comprising; entrance hall, triple aspect lounge/diner, kitchen, two double bedrooms, bathroom and separate WC. Outside the property boasts a south easterly facing low maintenance rear garden and garage with electric up and over door. The property is to be sold with NO ONWARD CHAIN. EPC - E.

FEATURES

- Two Double Bedrooms
- Detached Bungalow
- L-Shaped Lounge/Diner
- South Easterly Aspect Rear Garden
- Garage
- Off Road Parking
- No Onward Chain
- Sought After Location
- Council Tax Band - D
- 95 square metres





ROOM DESCRIPTIONS

Entrance Hall

Accessed via obscure glass glazed front door with further obscure glass glazed window to the side, ceiling coving, radiator.

Lounge/Diner

25' 6" max x 17' 11" max (7.77m max x 5.46m max) A triple aspect room with glazed windows to the front and side and double glazed windows and French doors to the rear with the latter opening into the south facing garden, ceiling coving, two radiators, feature fireplace with tiled hearth and wooden mantle.

Kitchen

12' 11" x 12' 7" (3.94m x 3.84m) A dual aspect room with glazed windows to the rear and side and door to the side opening into the garden, serving hatch, stainless steel double drainer unit with cupboard below, breakfast bar, larder cupboard, wall mounted gas fired boiler, space for various appliances including; washing machine, fridge/freezer and cooker, part tiled walls.

Bedroom One

12' 0" x 11' 11" (3.66m x 3.63m) Leaded light glazed window to the front, ceiling coving, radiator.

Bedroom Two

11' 11" to wardrobes x 11' 10" (3.63m to wardrobes x 3.61m) Leaded light glazed window to the front, ceiling coving, radiator, a range of built-in cupboards.



Bathroom

Obscure glass glazed window to the side, matching suite comprising; panelled bath with Victorian style mixer tap and handheld attachment, pedestal wash hand basin, radiator, towel rail, shaver point, airing cupboard housing hot water cylinder and shelving, part tiled walls.

WC

Obscure glass glazed window to the side, low level WC, radiator, part tiled walls.

Garage

Accessed via electric up and over door, access to loft space via hatch, water tap, power point, door into lean-to.

Outside

The front of the property is approached by a concrete driveway which provides off-road parking for at least two cars, the remainder of the front garden has two areas of lawn and various mature shrubs and hedging, gated side access.

The rear garden benefits from being of a south easterly aspect, adjacent to the rear of the property there is a large patio area, the remainder of the rear garden is predominantly paved for ease of maintenance and is enclosed with various mature shrubs and hedging offering a good degree of seclusion, lean-to, gated side access.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

