



24 Hillborough Close, Bexhill-on-Sea,
East Sussex TN39 3TW



PROPERTY DESCRIPTION

A bright and spacious 2 bedroom detached bungalow situated a short distance walk from Little Common village with private gated access providing a short cut to the shops and amenities. The accommodation comprises entrance hall, sitting room with opening to the dining room, kitchen, shower room with W/C, separate W/C, gas boiler and radiators, gardens and garage. EPC - D.

FEATURES

- Two Bedrooms
- Detached Bungalow
- Close Little Common Village
- Lounge
- Dining Room
- Shower Room With WC
- Off Road Parking & Garage
- Fitted Kitchen
- Well Kept Rear Garden
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance

Front door leading to enclosed entrance vestibule with door leading to entrance hall with access to loft space with fitted ladder and light, radiator with cover, courtesy door to the garage, built in airing cupboard with hot water tank and shelving.

Sitting Room

15' 9" x 12' 8" (4.80m x 3.86m) A south facing room with double glazed window overlooking the front of the property, fireplace with lighting, television point, radiator with cover, opening through to the dining room.

Dining Room

11' 8" x 9' 10" (3.56m x 3.00m) A south facing room with double glazed window overlooking the front, radiator with cover, return door to the hallway.

Kitchen

10' 8" x 9' 10" (3.25m x 3.00m) Having a pleasant outlook over the rear garden, fitted with double drainer stainless steel sink unit with cupboards under, range of working surfaces with cupboards and drawers below with matching wall mounted cupboards, space for electric cooker, extractor hood, space for fridge, wall mounted gas boiler, radiator, double glazed door giving access to the rear garden.

Bedroom 1

15' 9" x 11' 9" (4.80m x 3.58m) Having a pleasant outlook over the rear garden, radiator, built in wardrobe.

Bedroom 2

11' 10" x 9' 9" (3.61m x 2.97m) With aspect to the rear, radiator.

Refitted Shower Room

With corner shower cubicle with chrome fittings and glass screen, wash hand basin with mixer tap and cupboard under, low level WC, tiled walls and floor.

Separate W/C

Low level WC, wash hand basin with mixer tap, tiled walls and floor.

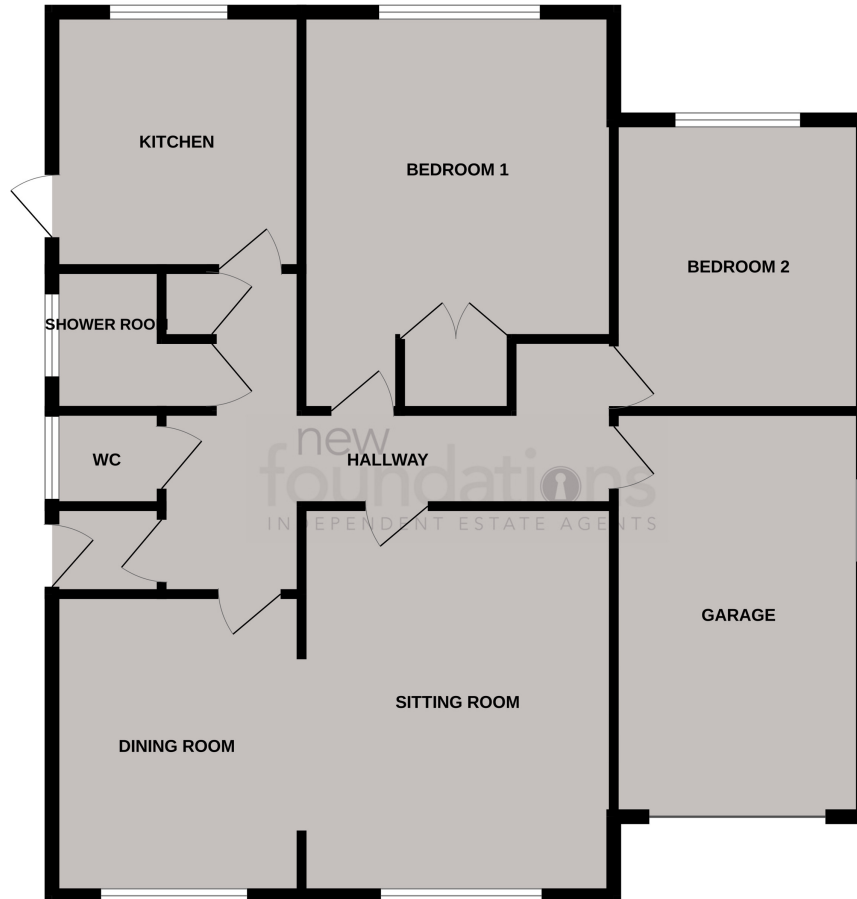
Outside

To the rear of the property there is a full length patio with gated side access, outside tap, laid to lawn with flower and shrub borders, screened by hedging, summer house.

To the front of the property the garden is laid to lawn, driveway leading to garage with electric up and over door, plumbing for washing machine and further appliance spaces.

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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

