new foundations
INDEPENDENT ESTATE AGENTS

£385,000 Freehold

17, Alford Way, BEXHILL-ON-SEA
TN40 2QD

PROPERTY DESCRIPTION

A opportunity to acquire a 2 bedroom detached bungalow situated in a Cul De Sac in Pebsham. The accommodation comprises; enclosed entrance porch, entrance hall, sitting room, kitchen, shower room, w/c, double glazing, gas boiler and radiators, southerly garden, utility room, garage and gardens. EPC-E

FEATURES

- Council Tax Band - D
- Detached Bungalow
- 2 Bedrooms
- Kitchen
- Shower Room

ROOM DESCRIPTIONS

Entrance
Double glazed front door to enclosed entrance porch with double glazed windows.

Entrance Hall
Double glazed front door to entrance hall with radiator, telephone point, access to loft space.

Sitting/Dining Room
15′ 9″ x 11′ 10″ (4.80m x 3.61m) South facing room with feature tiled fireplace, radiators, television point, double glazed French doors giving access to the garden and further double glazed windows, serving hatch.

Kitchen
9′ 10″ x 8′ 4″ (3.00m x 2.54m) Double glazed window with southerly aspect, single drainer sink unit with mixer tap with cupboard under, range of tiled working surfaces with cupboards and drawers below, built in four ring electric hob with electric oven below, extractor hood over, matching wall mounted cupboards, further working surface with appliance space below, storage to one side, radiator, part tiled walls, door leading through to covered side passage and utility room with double glazed doors to front and rear garden, radiator, plumbing for washing machine, double glazed door to the garage.

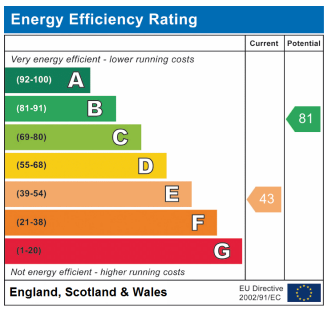
Bedroom One
13′ 10″ x 10′ 10″ (4.22m x 3.30m) Double glazed windows overlooking the front and the side of the property, radiator.

Bedroom Two
11′ 9″ x 9′ 10″ (3.58m x 3.00m) Double glazed windows overlooking the front and the side of the property, radiator.

Shower Room
With large walk-in shower cubicle with chrome fitment, wash hand basin, heated towel rail, tiled walls, built in airing cupboard with shelving.

Seperate WC
With double glazed window, radiator, low-level WC.

Outside
To the front of the property there is a driveway leading to a single garage currently converted into storage. The front gardens are laid to lawn, flowering shrub borders. Principle area of gardens located to the rear with a southerly aspect which are laid to lawn with flower and shrub borders, patio area screened by fencing, garden shed and 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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