





PROPERTY DESCRIPTION

A comprehensively refurbished two bedroom detached 'Larkin' built bungalow situated in this sought after and quiet West Bexhill location which is approximately 1.5 miles from Bexhill Town Centre, mainline railway station and seafront. The accommodation has significantly upgraded and remodelled by the current vendor and comprises; entrance hall with utility cupboard and feature wood panelling, dual aspect bay fronted lounge, a beautiful kitchen/breakfast room with central island and double doors leading to the garden, two double bedrooms with the master being dual aspect and with sea views and a re-fitted contemporary shower room. Outside there is a good size frontage as the property occupies a corner plot with off road parking which leads to the garage, to the rear there is a good size and secluded rear garden with elevated area with distant sea views. EPC - D.

FEATURES

- Amazing 'Turnkey' Two Bedroom Detached Bungalow
- Beautiful Kitchen/Breakfast Room With Central Island & Built-In Appliances
- Dual Aspect Bay Fronted Lounge
- Dual Aspect Master Bedroom With Sea Views
- Off Road Parking & Garage
- Secluded Rear Garden With Elevated Area Benefitting From Sea Views
- Re-Fitted & Contemporary Shower Room
- Fantastic Presentation Throughout
- Sought After & Quiet West Bexhill Location
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Accessed via replacement composite front door with double glazed frosted glass insert, full height frosted double glazed panel, spotlights, feature panelling across one wall, utility cupboard with space for washing machine and tumble dryer, airing cupboard with shelving, radiator, thermostat.

Lounge

16' 1" x 14' 2" into bay (4.90m x 4.32m into bay) A bright dual aspect room with double glazed bay window to the front and double glazed window to the side, spotlights, radiator, telephone point.

Kitchen/Diner

15' 9" x 11' 6" (4.80m x 3.51m) A fantastic room which has completely refurbished and relocated, double glazed full height windows and double doors to the rear with the latter opening into the garden, spotlights, three feature low hanging pendant lights, a range of marble effect working surfaces with sunken one and half bowl sink unit and mixer tap, inset four ring electric hob with extractor fan over and splashback, a range of matching base level cupboard with deep pan drawers, built-in eye level double oven/grill and microwave, built-fridge/freezer, built-in dishwasher, central island with cupboard under and breakfast bar, vertical radiator.

Master Bedroom

14' 9" x 10' 0" (4.50m x 3.05m) 16' 1" x 12' 0" (4.90m x 3.66m) A spacious dual aspect room with double glazed window to the rear overlooking the garden and double glazed window to the side with distant sea views, spotlights, radiator, built-in cupboard.

Bedroom Two

13' 5" x 11' 7" (4.09m x 3.53m) Double glazed window to the side, spotlights, radiator, built-in wardrobes.

Shower Room

A completely renovated and contemporary shower room with two double glazed frosted glass windows to the side, spotlights, fully tiled large walk-in shower cubicle with chrome controls, handheld attachment and rain effect shower over, low level WC, wash hand basin with mixer tap and cupboard under, chrome heated ladder style towel rail.

Garage

18' 3" x 8' 0" (5.56m x 2.44m) Accessed via up and over door, wall mounted gas fired boiler, newly installed fuse box, door to the side.

Outside

The front of the property is approached via a paved driveway and leads to the garage, timber bin store, area laid to lawn with leads continues down the side of the property, side access to the other side,

To the side there is a timber framed shed.

The rear garden is mainly laid to lawn with paved patio area, raised area with mature shrubs, hedges and paving, enclosed with fencing and hedges offering a good degree of seclusion.

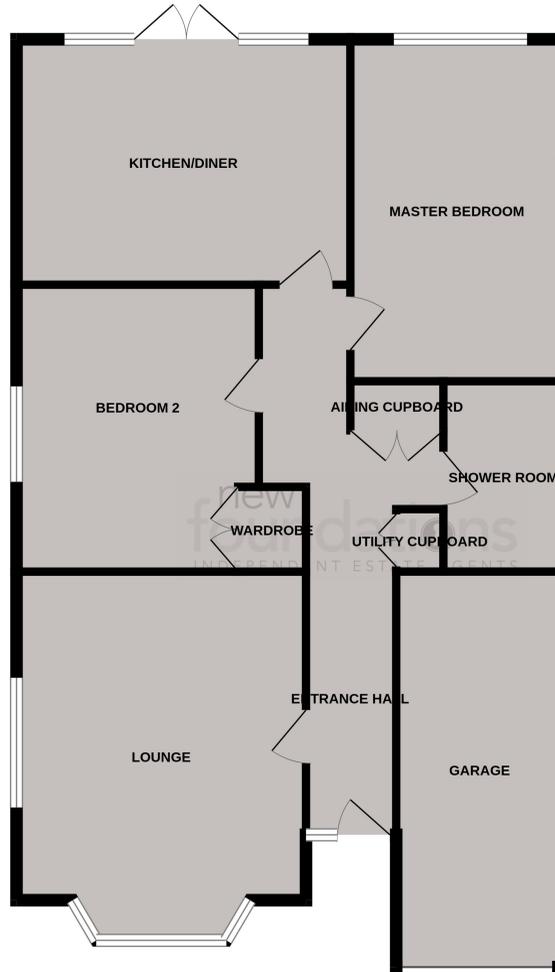
NB

There is planning permission granted for conversion of the loft which can be viewed on Rother District Council's website using reference - RR/2024/1086/P



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
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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

