



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£595,000** The Rowans, Park Lane, Bexhill-on-Sea, East Sussex  
🛏️ 3 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer this Larkin built two/three bedroom detached bungalow for sale. The property offers spacious accommodation, comprising entrance hall, triple aspect lounge with views over the front and rear gardens and gas fire, conservatory with double doors to the rear garden, two double bedrooms, one with an en-suite shower room, family bathroom and kitchen with breakfast bar, walk-in larder, double oven, hob with extractor hood above, integrated washing machine and fridge/freezer. The property was extended by the current owner to provide an upstairs space which is currently used as a study/office but could easily be a third bedroom with balcony opening out to the front. Located in a quiet cul de sac with ample parking for several vehicles, viewing is highly recommended.



### Key Features:

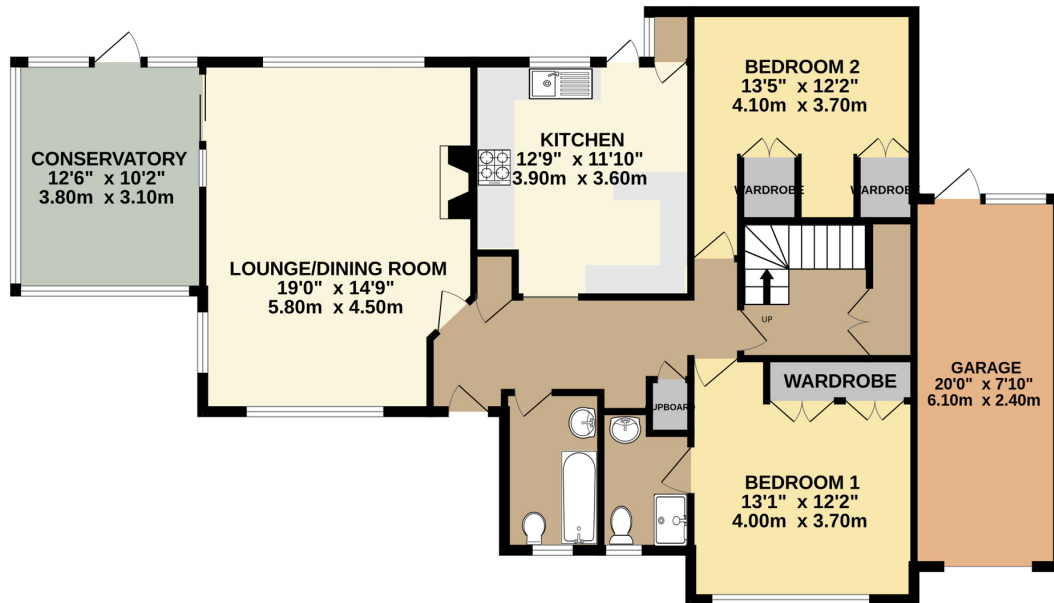
- South west facing garden
- Triple aspect lounge
- Off road parking for several vehicles
- En-suite shower room
- Two/three double bedrooms
- Conservatory
- Quiet and secluded location

The Rowans, Park Lane, Bexhill-on-Sea, East Sussex, TN394DS

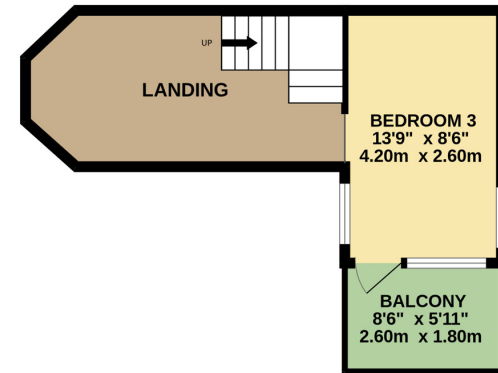
 3 Bedroom  2 Bathroom  2 Reception

  
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GROUND FLOOR



1ST 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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

### OUTSIDE:-

The front of the property has a lovely lawned area with pathway to the front door and ample off road parking for several vehicles. The garden wraps around the property and the rear is south west facing with lawn and patio area. There is also an area where you can grow your own to one side.

### LOCATION:-

The property is situated within close proximity to local amenities. Bexhill Town Centre & seafront promenades are just over a mile away, together with Bexhill mainline railway station offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. You will find children's nurseries, primary schools and secondary schools all within a mile away.

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