





## PROPERTY DESCRIPTION

An beautifully presented bright & spacious two bedroom detached bungalow ideally situated in a sought after cul-de-sac in West Bexhill. The accommodation comprises; entrance hall, spacious dual aspect lounge/diner with bi-folding doors leading to the garden, modern kitchen, two bedrooms, modern bathroom and separate WC. The property occupies a corner plot with generous gardens and also backs onto allotments. Outside there is off road parking, detached garage with workshop area and the main area of the rear garden benefits from being of a westerly aspect. EPC - TBC.

## FEATURES

- Two Bedroom Detached Bungalow
- Sought After West Bexhill Cul-De-Sac Location
- Corner Plot With Beautiful Gardens
- Modern Kitchen With Solid Wood Working Surfaces
- Modern Bathroom & Separate WC
- Spacious Dual Aspect Lounge/Dining Room With Bi-Folding Doors
- West Facing Rear Garden Backing Onto Allotments
- Detached Garage & Workshop
- Off Road Parking
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with obscure glass insert, spotlights, two storage cupboards, radiator, access to loft space via hatch.

### Lounge/Dining Room

18' 11" x 11' 10" (5.77m x 3.61m) A bright and spacious dual aspect room with double glazed window to the rear overlooking the garden and bi-folding doors to the side leading to the garden, spotlights, two radiators, television point, fireplace with inset log burner, parquet flooring.

### Kitchen

12' 5" x 7' 10" (3.78m x 2.39m) Double glazed window and door to the rear with the latter leading to the garden, spotlights, a modern fitted kitchen comprising; a range of solid wood working surfaces with inset one and half bowl sunken stainless steel sink with mixer tap and grooved drainer, a range of matching wall and base cupboards with fitted drawers, built-in fridge freezer, space for cooker with extractor fan over, cupboard that could be used for a dishwasher, radiator.

### Bedroom One

14' 4" x 11' 11" (4.37m x 3.63m) A dual aspect room with double glazed windows to the front and side, radiator, telephone point.

### Bedroom Two

13' 0" x 9' 11" (3.96m x 3.02m) Double glazed window to the front, ceiling coving, radiator.

### Bathroom

9' 11" reducing to 7' 11" x 5' 10" (3.02m reducing to 2.41m x 1.78m) Double glazed patterned window to the side, a modern fitted white suite comprising; panelled bath with electric shower over and fitted screen, pedestal wash hand basin, chrome heated ladder style towel rail, space for washing machine, part tiled walls.

### WC

Double glazed patterned window to the side, low level WC, corner wash hand basin with tiled splash-back, radiator.

### Garage

15' 8" x 7' 11" (4.78m x 2.41m) Accessed via up and over door, window to the side, lighting.

### Workshop Area

8' 3" x 7' 11" (2.51m x 2.41m) Double glazed window to the rear, door to the side, lighting.

### Outside

The front of the property is approached via a gravel driveway providing off road parking for multiple cars and leading to the garage, gated side access, area of garden laid to lawn with various trees and shrubs, door to the workshop & garage.

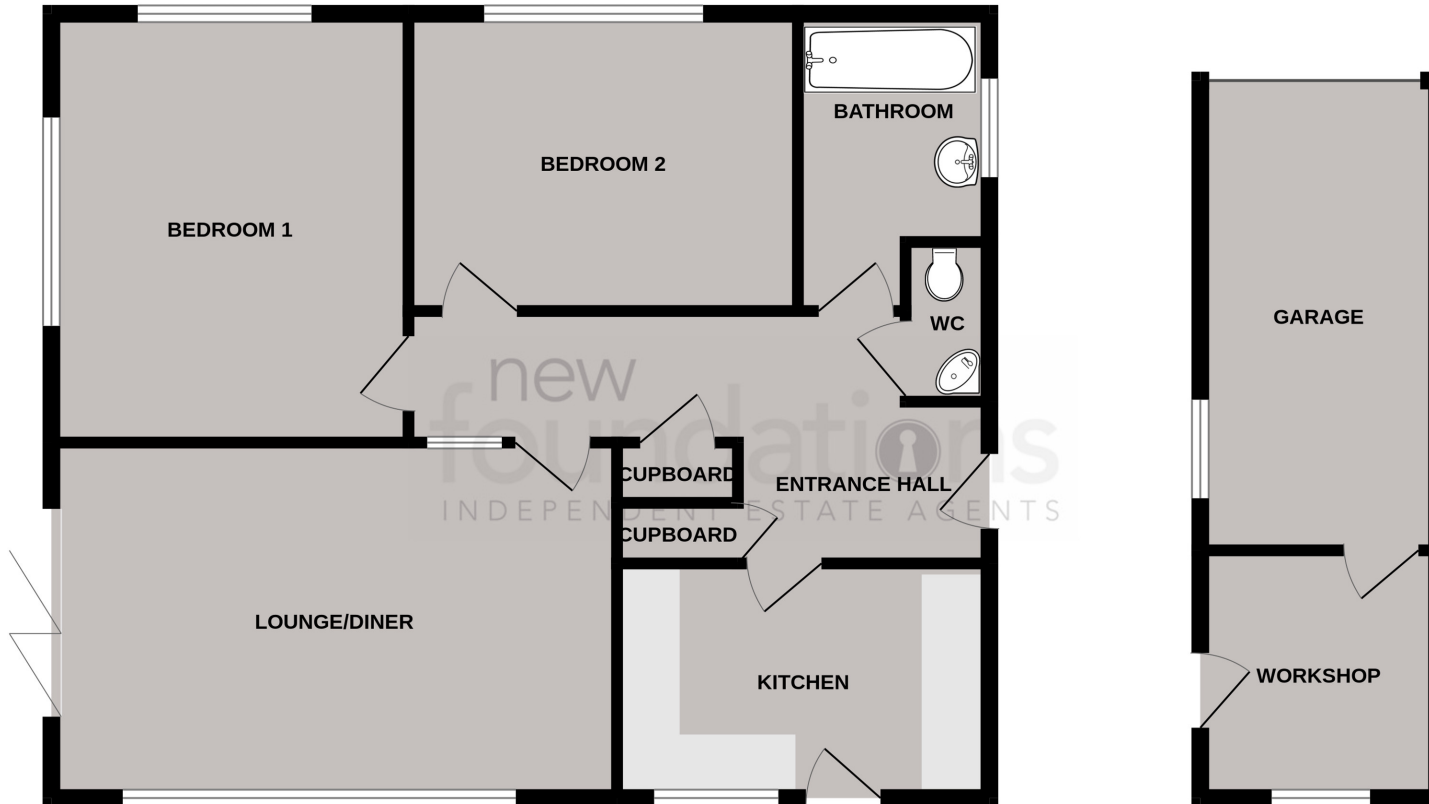
A particular feature of this wonderful property is the westerly aspect rear garden.

As the property occupies a corner plot the rear garden is a generous size.

Adjacent to the rear of the property there is paved area which leads to the gated side access, greenhouse, timber framed shed, area laid with shingle with flower beds with wooden borders, areas laid with slate with various shrubs and raised beds, water tap, the remainder of the rear garden is predominantly laid to lawn with mature scattered shrubs, area of wild garden with mature trees.

# 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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