



BURGESS & CO. 24 Broad View, Bexhill-On-Sea, TN39 4HW £449,950 Freehold
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****CHAIN FREE**** Burgess & Co are delighted to bring to the market this immaculately presented bright and spacious two bedroom detached bungalow, which has undergone extensive renovations by the current owner. Occupying a corner plot within this popular residential area, the property is ideally situated close to Bexhill Downs and within easy reach of Bexhill Town Centre with its array of shopping facilities, mainline railway station, beach and the seafront with iconic De La Warr Pavilion. The property offers generous accommodation with a good size entrance hall, a living room, an open plan kitchen/dining room, two double bedrooms and a shower room. Further benefits include gas central heating, double glazing, and has planning permission granted for a proposed loft conversion to create two bedrooms and a bathroom - reference RR/2024/1086/P. To the outside, there is a driveway providing ample off road parking, access to a single garage, front, side and rear gardens. Viewing is highly recommended by vendors sole agents.

Entrance Hall

With radiator, feature panelled wall with fitted cupboard, further cupboard, inset ceiling spotlights, loft hatch.

Living Room

15'8 x 14'0
With radiator, inset ceiling spotlights, dual aspect with double glazed bay window to the front, double glazed window to the side.

Kitchen/Dining Room

16'1 x 12'4
Comprising matching range of units, composite worksurfaces, inset sink unit, fitted induction hob with extractor hood over, fitted eye level double oven & microwave, integrated dishwasher & fridge/freezer, central island, vertical radiator, inset ceiling spotlights, double glazed French doors opening to the rear garden.

Bedroom One

15'1 x 10'4
With radiator, inset ceiling spotlights, dual aspect with double glazed window to the side & rear.

Bedroom Two

13'8 x 12'0
With radiator, fitted wardrobes, inset ceiling spotlights, double glazed window to the side.

Shower Room

Comprising walk-in shower cubicle with waterfall shower head & further shower attachment, vanity unit with inset wash hand basin, low level w.c, partly tiled walls, inset ceiling spotlights, two double glazed frosted windows to the side.

Outside

The property occupies a corner plot with an area of lawn to the front extending to the side, flowerbed borders housing mature shrubs, a block paved driveway providing off road parking, a bin store and access to the garage. To the rear the garden is mainly laid to lawn with tiered flowerbeds, mature plants, shrubs & trees, a timber shed, gated side access and the garden enjoys views over Bexhill.

Garage

18'5 x 8'0
With up & over door, window to the side.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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