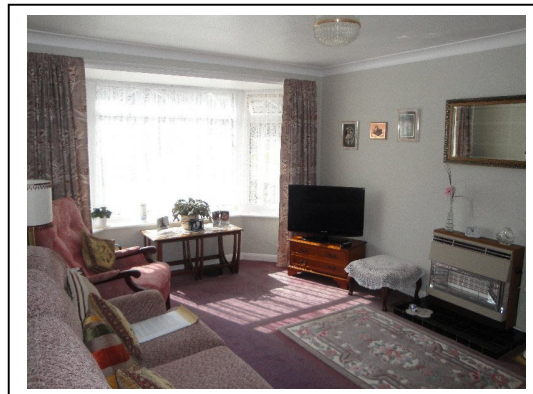


**23, College Road, Bexhill On Sea, TN40 1TN**



An opportunity to acquire a well presented two bedroom detached bungalow situated in the popular development of Penland wood within easy walking distance of Bexhill's town centre enjoying many benefits including living room, kitchen, 2 double bedrooms, bathroom/WC, integral garage, mostly double glazing, UPVC fascias and soffits, gas boiler and radiators.

**£192,500 Freehold**

**\*\*NO CHAIN\*\***

**23 College Road Bexhill On Sea East Sussex TN40 1TN**

Double glazed front door leading to;

**Entrance Hall Way** with radiator, thermostat and airing cupboard housing hot water cylinder with shelving above.

**Sitting Room** (15'3 x 10'6) overlooking the front garden, fitted gas fire with back boiler and tiled hearth, bay window, TV point, telephone point and radiator.

**Kitchen** (11'6 x 8'7) comprising of modern fitted units with stainless steel single drainer sink unit having cupboards under, range of working surfaces with further drawers and cupboards under space and plumbing for washing machine, space for electric oven, space for fridge and freezer, part tiling to walls, matching wall mounted shelved storage cabinets, built in double shelved storage cupboard, radiator and door leading out to the side of the property.

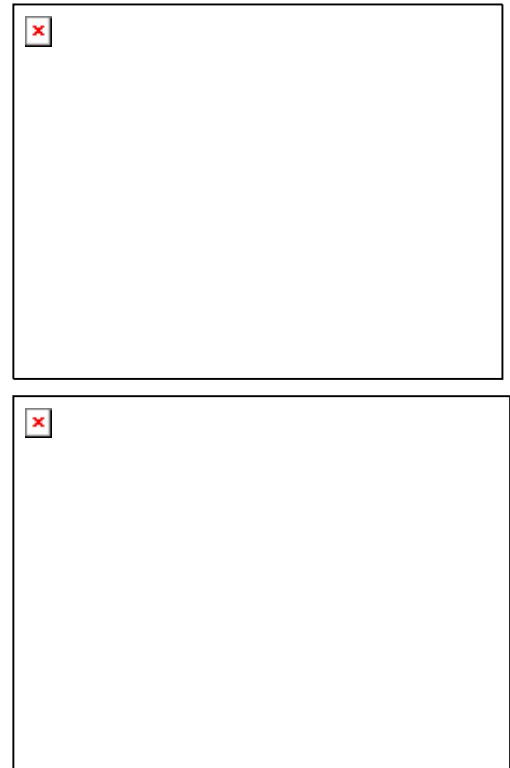
**Bedroom 1** (11'6 max x 12'9) overlooking the rear garden with radiator.

**Bedroom 2** (10'11 x 9'10) overlooking the rear garden with radiator.

**Bathroom/WC** comprising of a coloured suite with panelled bath having electric shower over, pedestal wash hand basin, low level WC, part tiling to walls, radiator and double glazed frosted glass window.

**Outside** The property enjoys the benefits of both private front and rear gardens, the front garden is predominantly laid to lawn with flower and shrub bed borders, driveway with off road parking for two vehicles providing access to **Integral Single Garage** access via up and over door with light and power, UPVC facias and soffits, housing gas meter and having a door leading out to the side of the property. The rear garden is predominantly laid to lawn with a patio area, has flower and shrub bed borders and is screened by close panel fencing and a brick built wall.

**Directions** Proceeding from our office in Devonshire Square along Endwell Road at the end turn left and first right into Magdalen Road, bear left into Dorset Road and take the first right into Links Drive, turn left into College Road, bear to your right where the property will be found on the left hand side.



collegerd23

