

Abbott & Abbott

Estate Agents, Valuers and Lettings



131a De la Warr Road, Bexhill-on-Sea, TN40 2JJ

Asking Price £699,950





131a De la Warr Road

Bexhill-on-Sea, TN40 2JJ

- Substantial detached bungalow - arranged as three bedroom main residence with two bedroom annexe
- Most unusual and rarely available opportunity
- Main residence with south-facing lounge, large conservatory and en suite shower
- uPVC double glazed windows and doors, plus separate gas central heating systems
- Ideal for dual occupancy or offering potential for 'home & income'
- Annexe with private entrance, south-lounge, kitchen and bath/shower room
- Equally ideal for use as single residence with five bedrooms, three bathrooms and two large receptions with scope for further alteration
- Tucked away position, well back from the road, in mature, private and lightly wooded gardens
- Close to Ravenside shopping complex and beach at Glyne Gap
- Extensive vehicle hardstanding and detached double garage

Suitable for dual-occupancy or offering potential for 'home & income', Abbott & Abbott Estate Agents offer for sale this substantial detached bungalow, situated in a tucked-away position well back from the road, and set in lightly-wooded, mature and private gardens. Offering just over 2000 sq ft (186 sq m) of accommodation in total, the property is currently arranged as a main residence - providing three bedrooms, with en suite shower to the main bedroom, a south-facing lounge opening directly into a large double glazed conservatory, kitchen with utility room and a bath/shower room - plus a good size self-contained annexe, served by its own separate entrance but also intercommunicating with the main residence, which provides two bedrooms, lounge, kitchen and bath/shower room. Alternatively, the property could easily be used as a single residence providing five bedrooms, three bathrooms and two large reception rooms with scope for further alterations. Outside, there is also extensive vehicle hardstanding and a detached double garage. Both the main residence and annexe have separate gas central heating systems and there are uPVC double glazed windows and external doors.

Approached by a brick-paved driveway leading away from De la Warr Road, the property is well placed for local buses, the Ravenside shopping complex and the beach at Glyne Gap. Bexhill College is also nearby and the town centre is just over a mile distant.

This is a most unusual and rarely available opportunity to purchase a property with such versatility. Viewing by appointment.



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Good Size L-Shaped Entrance Hall

Lounge 21'2 x 12'9 (6.45m x 3.89m)

uPVC Double Glazed Conservatory
14'5 x 10'9 (4.39m x 3.28m)

Main Kitchen 11' x 10' (3.35m x 3.05m)

Utility Room 8'7 x 4'10 (2.62m x 1.47m)

Bedroom One 11' x 10'10 (3.35m x 3.30m)

En Suite Shower Room

Bedroom Two 13'7 x 10' (4.14m x 3.05m)

Bedroom Three
10' x 8'3 plus recess (3.05m x 2.51m plus recess)

Spacious Bath/Shower Room
10' max x 10' max (3.05m max x 3.05m max)

Self-Contained Annexe



L-Shaped Entrance Hall

Sitting Room 15'5 x 11'8 (4.70m x 3.56m)

Kitchen/Breakfast Room 11'8 x 11'4 (3.56m x 3.45m)

Annexe Bedroom One
12' x 9'6 plus recess (3.66m x 2.90m plus recess)

Annexe Bedroom Two 10'10 x 8' (3.30m x 2.44m)

Annexe Bath/Shower Room

Outside

Detached Double Garage 16'5 x 16'5 (5.00m x 5.00m)

Lightly-Wooded Mature Gardens

Council Tax Band E (Annexe - B)





Floor Plans



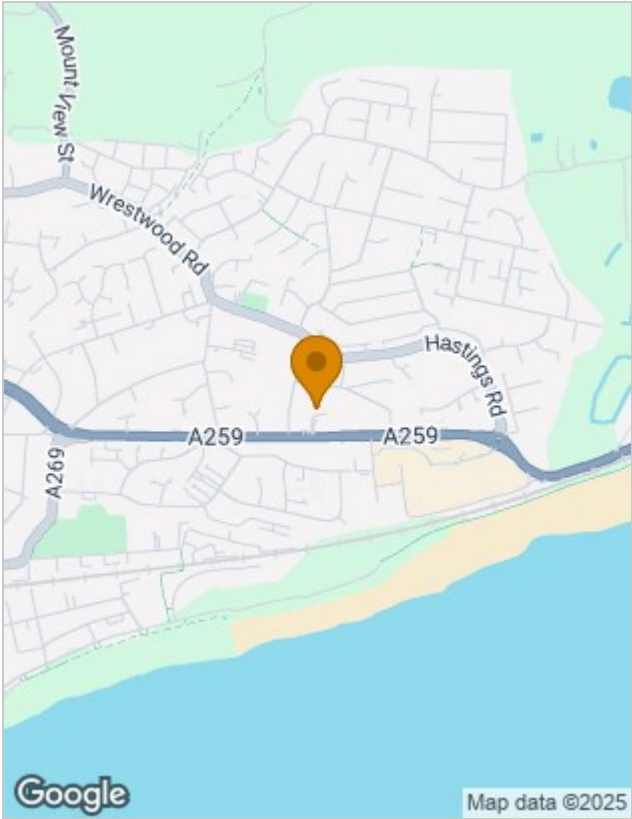
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

