



6 Royston Gardens, Bexhill-On-Sea, TN40 2PB

£339,950

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# 6 Royston Gardens

Bexhill-On-Sea, TN40 2PB

- Highly spacious detached bungalow in tucked away position in cul-de-sac
- Good size double aspect lounge with access to conservatory
- Two WCs
- Electric heating and uPVC double glazed windows
- In need of general updating
- Three bedrooms
- Modern refitted shower room
- Mature gardens
- Close to local shops, buses, and schools
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, a highly spacious detached bungalow, now in need of general updating, but situated in a quiet, tucked-away position at the end of cul-de-sac. Built in the 1950's, the property provides three good size bedrooms - two with built-in wardrobes, a good size double aspect lounge - with access to a double glazed conservatory, a spacious entrance hall, kitchen, a refitted shower room with WC, and a second separate WC. Outside, there is an integral garage and mature gardens to the front, rear and south-side of the property. Electric heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed for local shops and buses in Haslam Crescent and Seabourne Road, and within easy reach of the Ravenside shopping complex, the beach at Glyne Gap, Bexhill College, and St Mary Magdalene's Catholic Primary School. The town centre is just over a mile distant.



**Enclosed Entrance Porch** 7 x 4'7 (2.13m x 1.40m)

**Spacious Entrance Hall** 17'6 max x 12' max (5.33m max x 3.66m max)

**Double Aspect Lounge** 18'2 x 12'6 (5.54m x 3.81m)

**uPVC Double Glazed Conservatory** 12'1 x 7' (3.68m x 2.13m)

**Double Aspect Kitchen** 12'6 x 9'3 (3.81m x 2.82m)

**Utility Porch** 8' x 4'2 (2.44m x 1.27m)

**Bedroom One** 14'4 max x 11'9 (4.37m max x 3.58m)

**Bedroom Two** 10' x 10' (3.05m x 3.05m)

**Bedroom Three** 7'10 x 7'10 (2.39m x 2.39m)

**Shower Room**

**Separate WC**

**Integral Garage**

14'4 x 8' (4.37m x 2.44m)

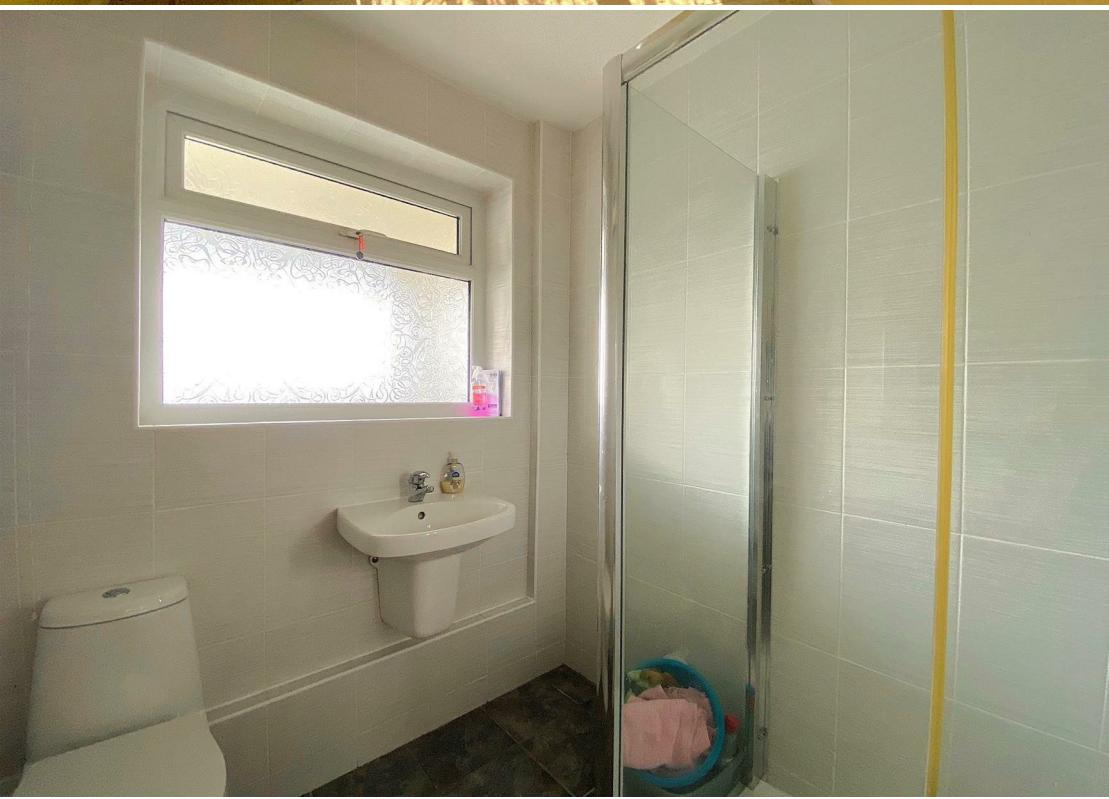


**Mature Gardens**

**Council Tax Band: D (Rother District Council)**

**EPC Rating: E**





## Floor Plans

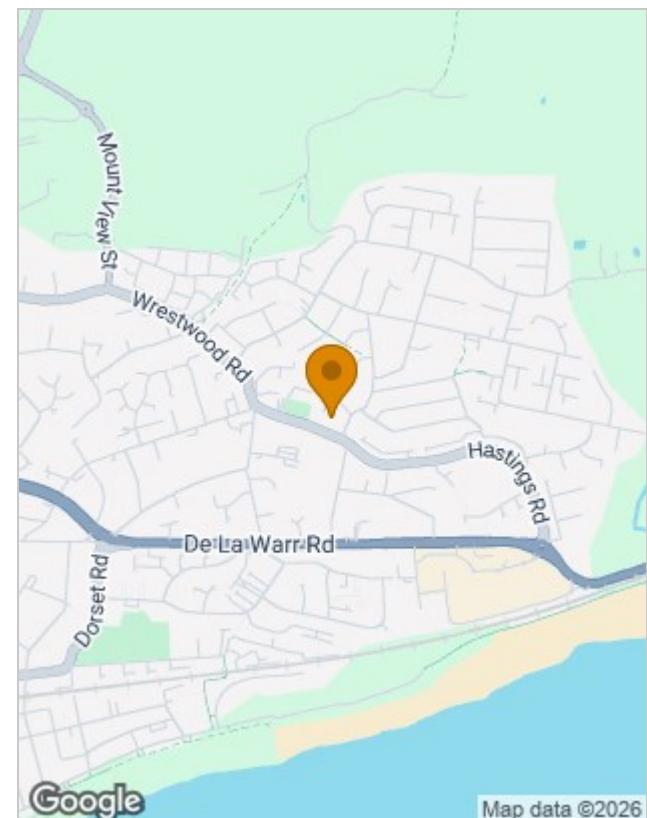
**Royston Gardens, TN40**  
 Approximate Gross Internal Area = 108.9 sq m / 1173 sq ft  
 Approximate Garage Internal Area = 10.6 sq m / 115 sq ft  
 Approximate Gross Internal Area = 119.5 sq m / 1288 sq ft

**Ground Floor**

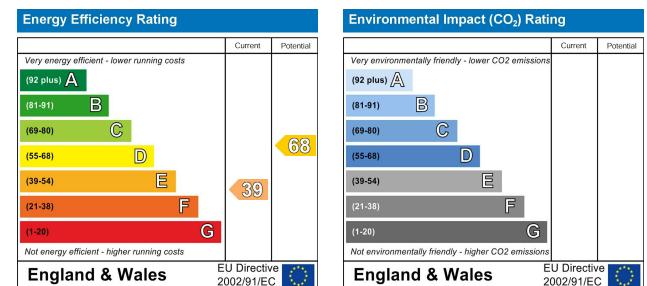
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## Location Map



## Energy Performance Graph



## 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.