

Abbott & Abbott

Estate Agents, Valuers and Lettings



2 Ward Way, Bexhill-On-Sea, TN39 4HL

£425,000





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2 Ward Way

Bexhill-On-Sea, TN39 4HL

- Exceptionally spacious detached bungalow with potential for four bedrooms
- Kitchen with double oven & hob
- Bathroom with modern contemporary suite
- Detached garage
- Lovely, well-matured area of West Bexhill
- Good size double aspect sitting room
- En suite shower to main bedroom
- Gardens to three sides
- Gas central heating & uPVC double glazing
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this exceptionally spacious detached bungalow, situated in a peaceful and well-matured residential area of West Bexhill, on the corner of Ward Way and Broad Oak Lane, with a wide frontage onto Broad Oak Lane. Built around 1960 by local builders, R A Larkin, with a later extension, the property provides bright and highly versatile accommodation with a potential for four bedrooms, with an en suite shower to the main bedroom, or alternatively, excellent reception space. The property also features a large, double aspect sitting room, a good size kitchen with integrated double oven & hob, and a contemporary bathroom. Outside, there are gardens to three sides, plus a detached garage. Gas central heating is installed and there are uPVC double glazed windows.

The property is well placed, approximately midway (1 mile) between Bexhill town centre and Little Common. Local buses stop in nearby Little Common Road and the open spaces of Bexhill Down and Broad Oak Park are within easy reach, as is Highwoods Golf Course.



Sitting Room

19'5 max x 11'7 max (5.92m max x 3.53m max)

Spacious Inner Hall

Kitchen

12' x 9'10 (3.66m x 3.00m)

Bedroom One

12'8 max x 12' (3.86m max x 3.66m)

En Suite Shower

Bedroom Two

14'10 x 13'2 (4.52m x 4.01m)

Bedroom Three

12'7 x 10' (3.84m x 3.05m)

Bedroom Four/ Dining Room 12'2 x 12' (3.71m x 3.66m)

Bathroom

Separate WC

Detached Garage

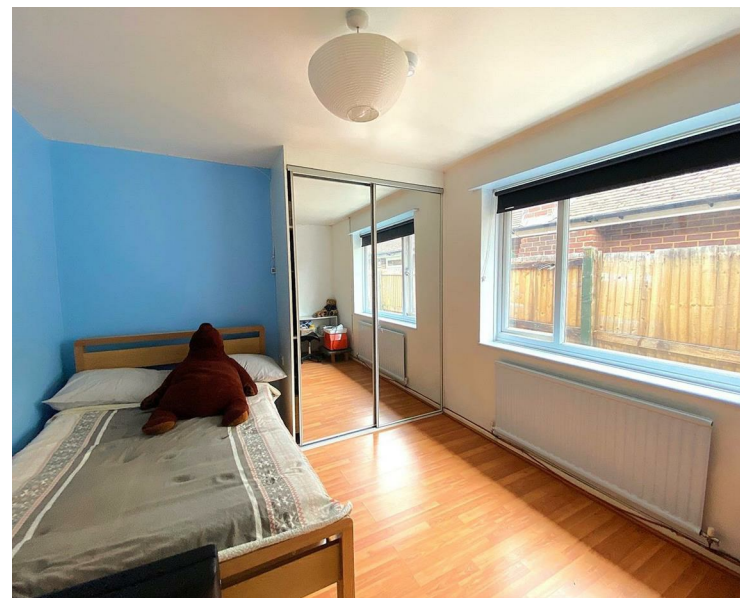
20'4 x 9'2 (6.20m x 2.79m)

Gardens





Council Tax Band - D (Rother District Council)
EPC Rating: D





Floor Plans



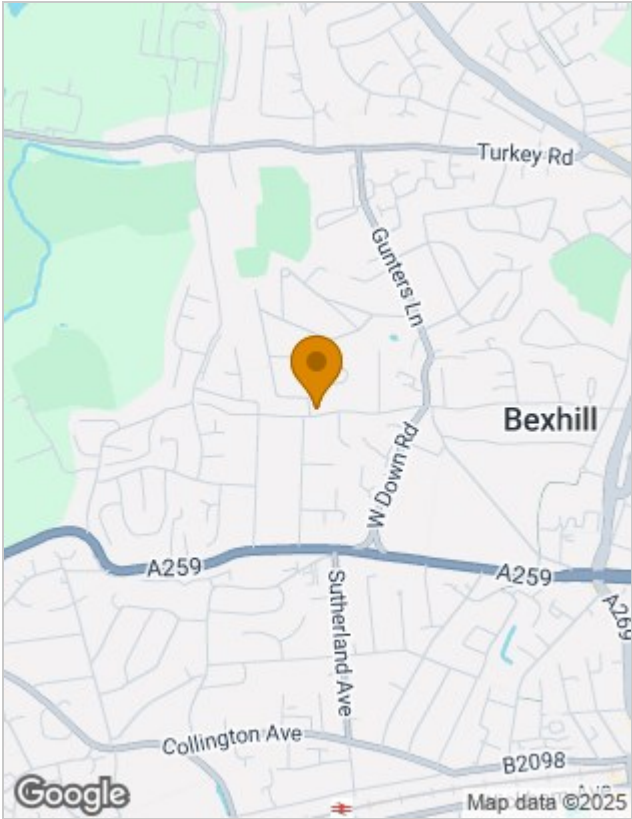
Viewing

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

