




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£550,000 42 Martyns Way, Bexhill-on-Sea, East Sussex TN40 2SE
🛏️ 5 Bedroom 🚿 2 Bathroom 🛋️ 3 Reception



AT A GLANCE...

There's nothing ordinary about this exceptional detached chalet bungalow! A carefully considered refurbishment under ownership has resulted in a property boasting abundant natural light, high-spec fixtures and fittings, and a superbly landscaped south-facing rear garden.

A short distance from Ravenside retail park and schools for all ages, the versatile accommodation includes; an enclosed entrance porch opening into a spacious inner hallway. There is a media wall in the living room and mood lighting in the ceiling, as well as double doors leading to the rear garden. The living room opens into an impressive kitchen/dining area with matching wall and base units. Integrated appliances include a dishwasher, oven & hob and space for further appliances. Additionally, there is a door leading out to the side of the property as well as an opening into a large conservatory. Additionally, the ground floor includes two double bedrooms, a four-piece bathroom suite, a second fitted kitchen that comes with an integrated double oven and hob, a dishwasher, space for appliances, and an opening to a further reception room with double doors opening to the rear garden.

There are two particularly large double bedrooms on the first floor, both with fitted wardrobes, both with access to extensive eaves storage space. A modern fitted shower room and a single bedroom are also located on the first floor.

Furthermore, the property is fully double glazed and has gas central heating via a regularly serviced conventional boiler. We highly recommend your early viewing to fully appreciate the space, versatility, and immaculate accommodation!

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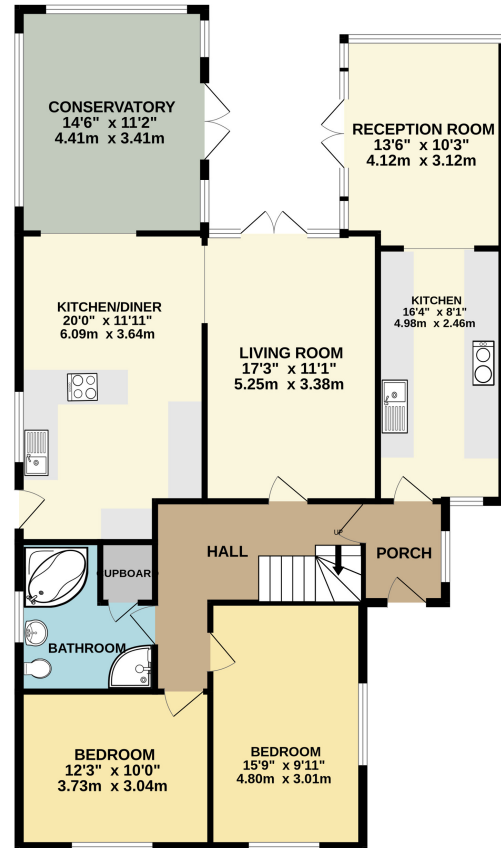


Key Features:

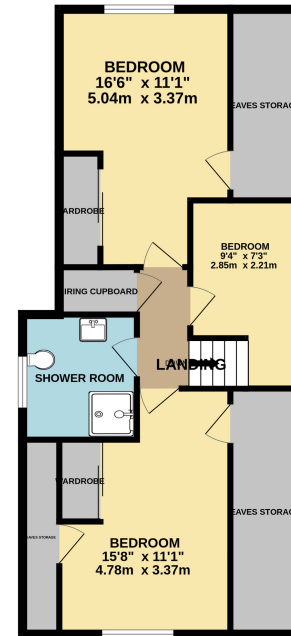
- Versatile Detached Chalet Bungalow
- Two Bathrooms
- Extensive Off Road Parking
- Designed For Two Families Living Independently
- Five Bedrooms
- High-Specification Fixtures & Fittings
- Exceptional South-Facing Rear Garden
- Close To Schools For All Ages

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GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 2043 sq.ft. (189.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

There is off-road parking for multiple vehicles at the front of the property and gated side access to the rear. The rear garden is south-facing and landscaped to an exceptional standard. Featuring an outdoor kitchen with built-in barbeque, a gazebo, space and power for a hot tub and a variety of seating areas where you can enjoy alfresco dining. There is also a children's play area, a large garden shed, a potting shed, a greenhouse, water tap and outdoor power supplies.

Location

The property is ideally situated within close proximity to bus routes into Bexhill, Hastings and Eastbourne. Ravenside retail park and the beach at Glyne Gap are just 0.6 miles away and Bexhill seafront and the iconic De La Warr Pavilion are just 1.7 miles away. You will find a local convenience store, a doctor's surgery, pharmacy, primary schools, secondary schools and Bexhill College a short distance away.

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