




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£585,000 Sycamore Close, Bexhill-on-Sea TN39 4PZ
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



AT A GLANCE...

We are thrilled to offer this deceptively spacious detached chalet bungalow for sale. A short walk from the village of Little Common, this immaculate property offers accommodation in brief comprising; An enclosed entrance porch opening into the hall. From the hall, double doors lead into the exceptionally spacious lounge with a wall-mounted electric flame effect fireplace surrounded by Italian stone. The modern fitted kitchen/diner is located at the rear of the property. The kitchen features wall units and base units with solid wood work surfaces and integrated appliances, including a dishwasher, fridge, freezer, washer/dryer, and electric oven and hob. In addition, there is a center island with seating and storage, as well as double doors leading to the rear garden. Two good-sized double bedrooms and a fully tiled, four-piece bathroom are located on the ground floor. Currently, one bedroom is used as a dining room, while the other has extensive fitted bedroom furniture. Located on the first floor is a spacious landing which leads to two double bedrooms, one with built-in wardrobes. There is also a modern fitted, fully tiled shower room. The property is equipped with a combination boiler installed in 2021, double glazing throughout, off-road parking, and a garage. A viewing of this property at your earliest convenience will allow you to appreciate its beautiful condition and versatility.



Key Features:

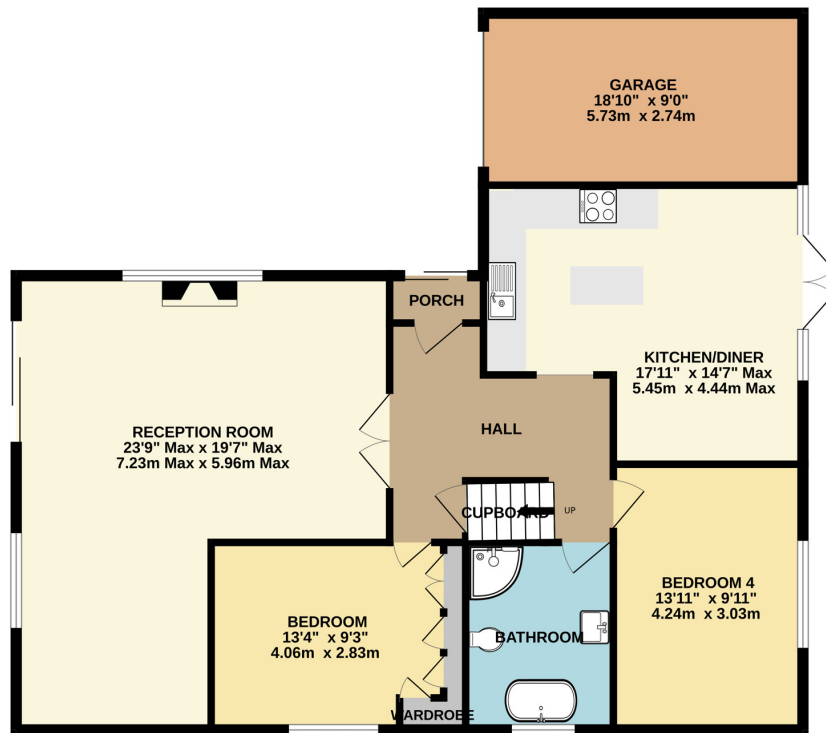
- Deceptively Spacious Detached Chalet Bungalow
- Four Double Bedrooms
- Landscaped Gardens
- Immaculate Presentation
- Two Reception Rooms
- Two Bathrooms
- Quiet Cul-De-Sac In Little Common
- Off-Road Parking & Garage

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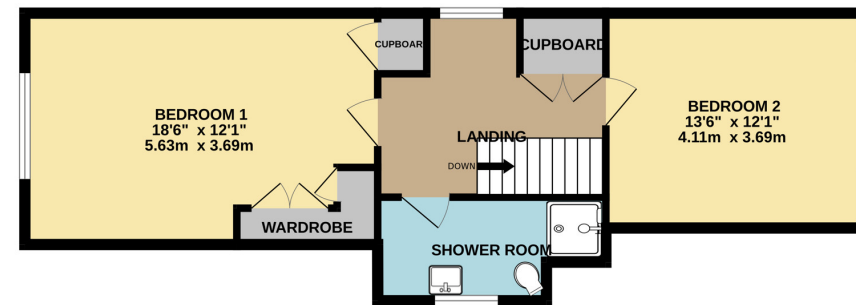
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GROUND FLOOR
1203 sq.ft. (111.7 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1751 sq.ft. (162.6 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	82
England, Scotland & Wales		EU Directive 2002/91/EC	

OUTSIDE -

The property boasts well-maintained gardens to the front of rear. The front garden is laid to lawn with mature flower beds. There is a side path leading to the property entrance and a block-paved driveway. The rear garden has been beautifully landscaped and is predominantly laid to lawn. Featuring a summerhouse, pergola, timber-framed shed, an area of decking and an Indian sandstone patio.

LOCATION -

The property is a 5-minute walk into the village of Little Common giving you access to, amongst others, a pub with a restaurant, Tesco Express, GP surgery, pharmacy, hairdressers, launderette, and a delicatessen. Local buses will take you to Bexhill town centre and Hastings, or Eastbourne. Cooden train station is just 1.2 miles away offering direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The property is within catchment area for Little Common primary School, currently rated as 'outstanding' on the most recent 'Ofsted' report.

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