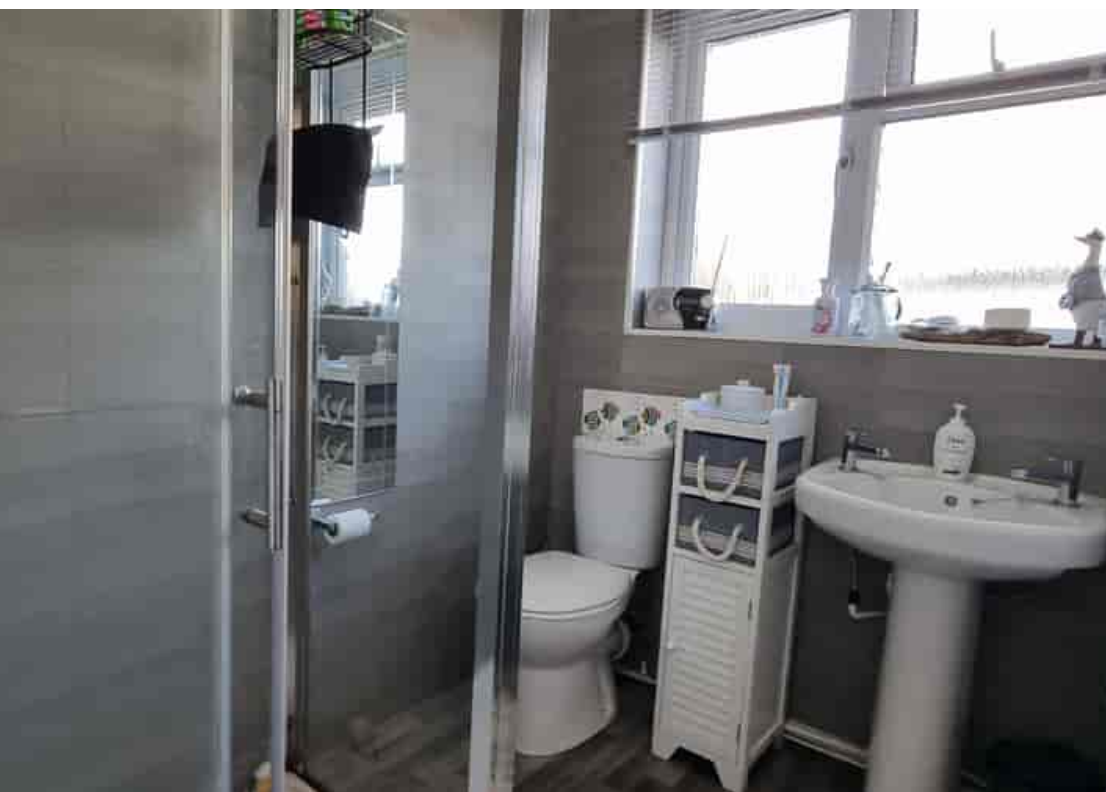




23 Willow Drive, Bexhill-on-Sea, East Sussex, TN39 4PX

Spacious 2/3 Bedroom Detached Bungalow Close To Little Common Village £429,950

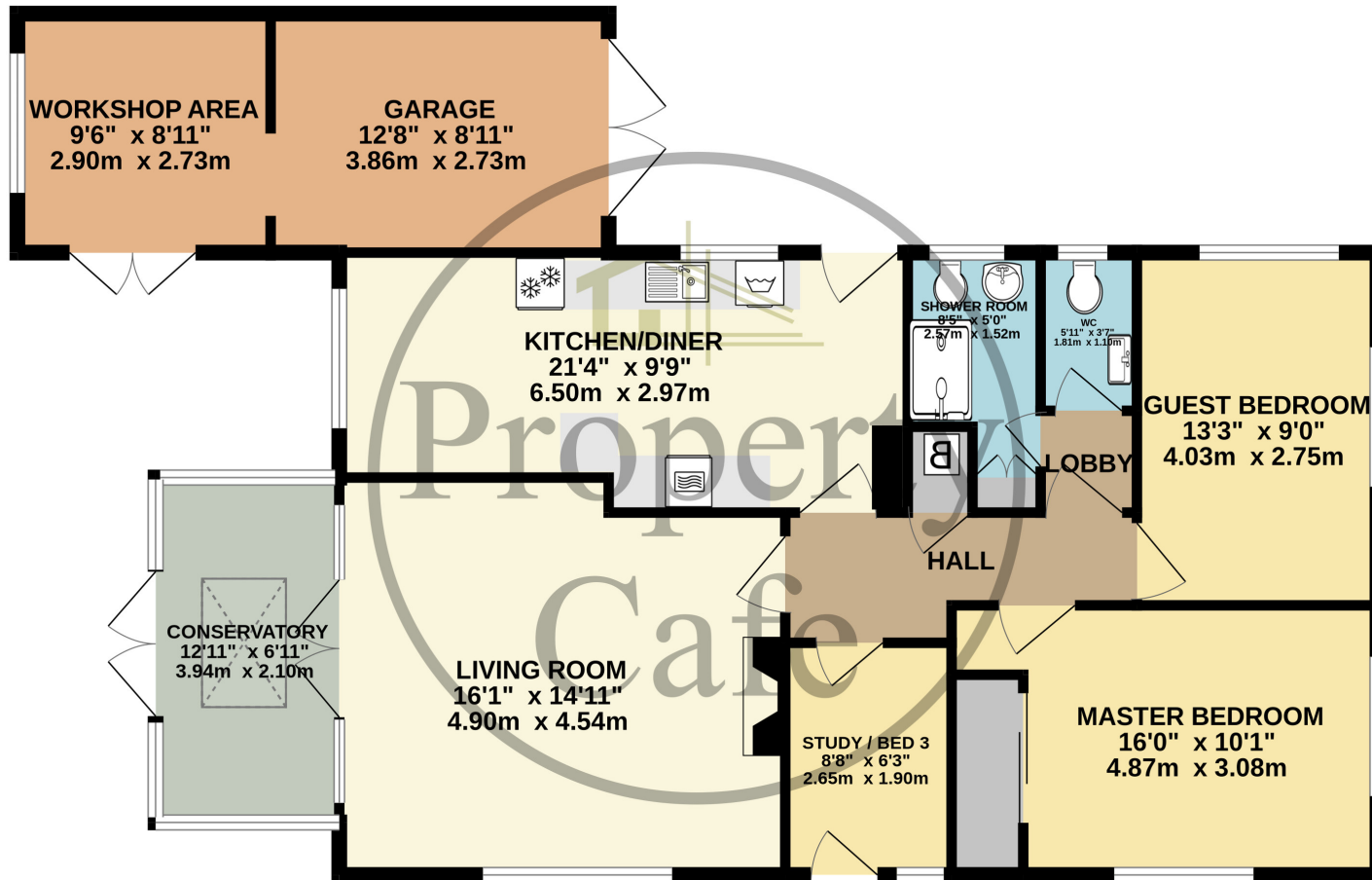




Property Café is delighted to offer for sale this spacious & well presented Two/Three Bed Detached Bungalow situated in a sought after location within easy walking distance of Little Common Village. Benefits and accommodation include: A side entrance door leading into an immaculate modern kitchen-diner that offers a good range of units, work surface space, space for kitchen appliances and a good size dining area with lovely view across the garden. As the floor plan will illustrate there are two/three bedrooms offering flexible accommodation with a modern shower room & additional separate W.C. To the rear there is a spacious dual aspect lounge with central fireplace and patio doors leading to a refurbished conservatory with insulated roof with a feature double glazed lantern window. As you may note from the adjacent photos the Bungalow enjoys a mature West facing rear garden with side access, central lawn, well stocked flower and shrub borders and a large timber built garden store to the rear. To the front there is a substantial drive offering ample parking leading to the attached garage and workshop. The property is well presented throughout in a neutral colour scheme and is both central heated and double glazed throughout. For additional details or to arrange to view please contact our Bexhill sales team on 01424 224488.



**GROUND FLOOR**  
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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The property is situated within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus service to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

Both Little Common and Bexhill towns are served by the East-West coastal railway line between Ashford and Brighton and has three railway stations, including Cooden Beach, Collington, and Bexhill. Regular trains run to Brighton, Ashford and London. Bexhill is served by 13 bus routes including school routes which serve the surrounding areas like Hastings, Battle, Conquest Hospital, Eastbourne and Pevensey Bay Asda (Free bus on Wednesday's). The area with the most bus services is between Sidley & Bexhill which has the route 2 (Asda free bus), 95, 97 & 98

- Spacious Detached Bungalow
    - Two / Three Bedrooms
  - Modern Fitted Kitchen-Diner
    - Modern Fitted Bathroom
    - Additional Separate W.C
  - Central Heated & Double Glazed
  - Spacious Lounge & Conservatory
- Mature West Facing Rear Garden
    - Ample Off Road Parking
  - Attached Garage With Workshop
  - Ideal No Through Road Location
  - Sought After & Peaceful Location
  - Close To Little Common Village
  - Viewing Highly Recommended