



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£525,000 7 Firle Road, Bexhill-on-Sea, East Sussex TN39 3TJ
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

A Larkin Built detached bungalow in a sought after location in Little Common Village with no onward chain. The bungalow affords bright & spacious accommodation including; A dual aspect lounge/dining room with plenty of room for both living room and dining room furniture, as well as a conservatory with views of the rear garden. The fitted kitchen features matching wall and base units with an integrated double oven, hob and dishwasher. Additionally, there is space for a fridge/freezer and a door to the rear garden. The bungalow benefits from two large dual aspect bedrooms and a modern fitted shower room. Furthermore, the bungalow has gas central heating and is fully double-glazed.

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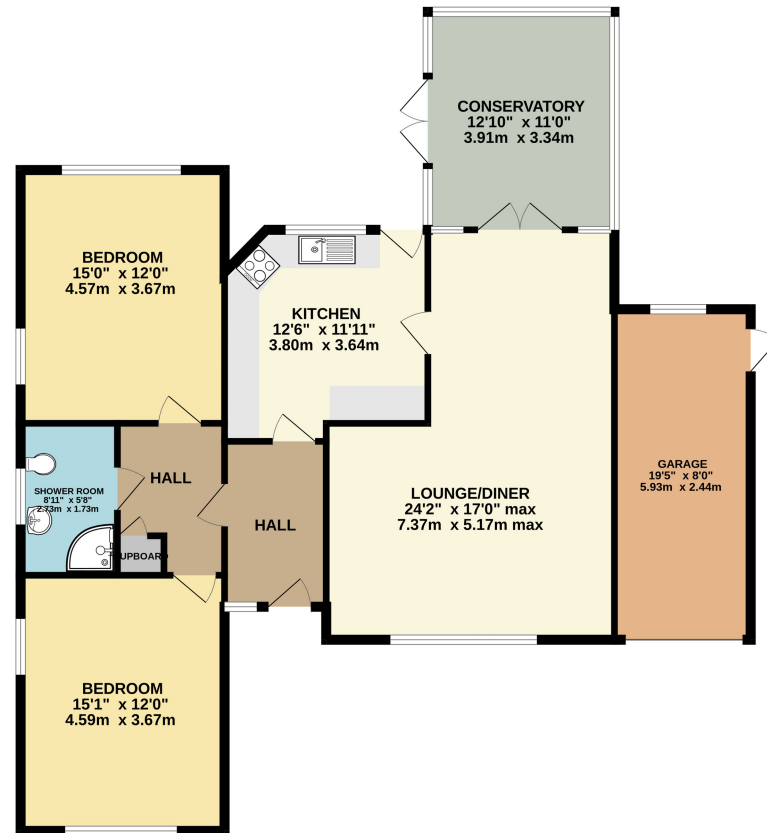
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Key Features:

- Larkin Built Detached Bungalow
- Spacious Lounge/Diner & Conservatory
- Modern Shower Room
- Off Road Parking & Garage
- Two Large Double Bedrooms
- Fitted Kitchen
- Generous Rear Garden
- Sought After Little Common Location

GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 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.



Exterior

Parking for up to two vehicles is available at the front of the property along with mature plantings. Access is available into the garage via a remote control door where you will find the boiler, power, light and a door into the rear garden.

The generously sized rear garden is predominantly laid to lawn with a variety of well-established plants, trees and shrubs. Additionally, there is a greenhouse, summerhouse and patio areas ideal for alfresco dining. To the rear of the garden there is a further small area of lawn that could be ideal as a vegetable garden if required.

Location

The property is located just 0.2 miles from the popular village of Little Common with a range of independently owned shops, Doctors Surgery, Dentist, and a Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades are just 0.7 miles away. The closest mainline railway station is Cooden Beach, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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