



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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£475,000 15 Fowlers Close, Bexhill-on-Sea TN39 4JU
Offers over 3 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

Bexhill Estates are delighted to present this charming two/three bedroom chalet style bungalow which has been a well maintained and loved family home by the current owners. The property is light and spacious with accommodation comprising entrance hall with under stairs storage, ground floor reception room to the rear currently arranged as a formal dining room but would also lend itself to a living room if preferred, with patio doors opening into a fully glazed garden room offering charming views out into the secluded rear garden. A generous sitting room with feature fireplace and marble surround is double aspect and it would alternatively lend itself to being used as a ground floor bedroom if desired. The fully fitted kitchen has a good range of wall mounted and under work surface cupboards, space and plumbing for washing machine and dishwasher, built-in electric oven and hob, extractor hood and stainless steel one and a half sink with drainer, over looking the rear garden. There is also a double glazed door to side access way. A ground floor shower room with pedestal wash basin, low-level WC and enclosed shower cubicle with wall mounted Mira shower, provides facilities for ground floor living if needed. From the hallway a door leads into an integral garage, with up and over door, wall mounted gas boiler, double glazed window.

To the first floor can be found two generous double bedrooms both with eves storage and additional built-in wardrobe spaces, a landing cupboard houses airing cupboard with immersion tank, and the fully tiled family bathroom boasts full-size P shape bath and wall mounted Aqualisa shower, low-level WC and vanity unit with wash handbasin.

15 Fowlers Close, Bexhill-on-Sea, East
Sussex, TN39 4JU

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**** NO ONWARD CHAIN ****

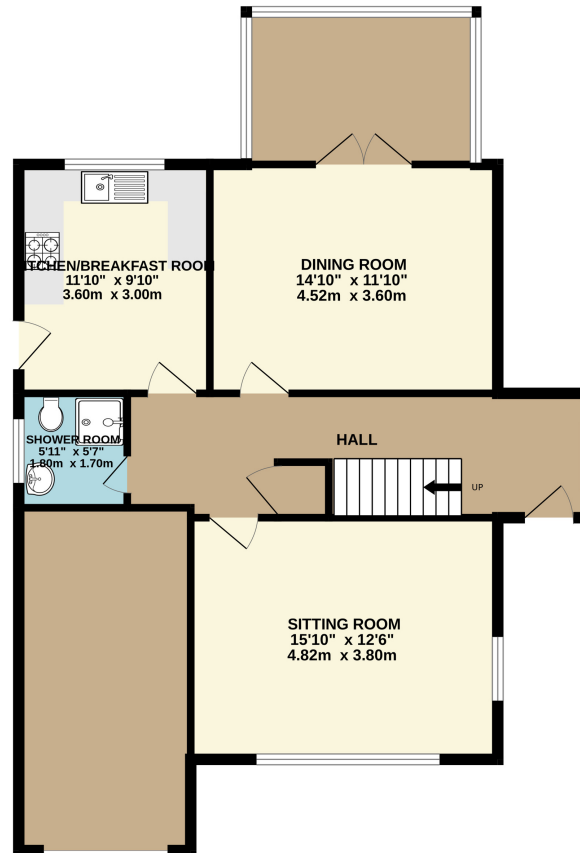


Key Features:

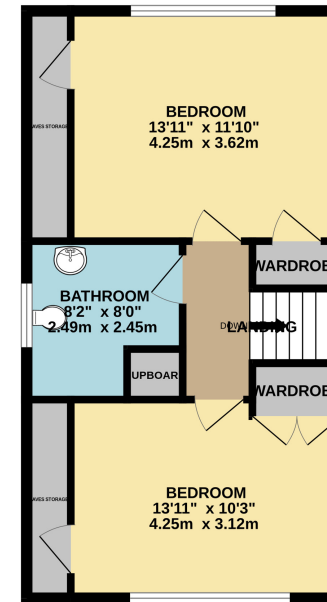
- Detached Chalet Style Bungalow
- Two Bathrooms
- Garage & Off Road Parking
- Conservatory
- Three Double Bedrooms
- Private and Landscaped Rear Garden
- Sought After Location
- NO ONWARD CHAIN


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GROUND FLOOR



1ST FLOOR



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		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

EXTERIOR

To the front of the property there is a generous off-road parking for a number of vehicles, attractive landscaping being mostly laid to lawn, with range of mature planting giving a nice softness to the frontage. To the rear can be found a delightful and level garden being mostly laid to lawn, with a vast array of mature and colourful shrubs and planting offering privacy and seclusion. In addition a substantial patio area, summer house with further patio area and additional area to the side with a timber shed are all pleasant features. This charming rear garden is a real feature of the property.... a real gardeners delight!

LOCATION

The property is situated towards the end of a leafy cul-de-sac in a popular location in West Bexhill. Located just 0.8 miles from the village of Little Common offering a range of independently owned shops and a late opening Tesco Express, Doctors surgery & dentist. Bexhill Mainline railway station and the seafront promenades are just under 2 miles away. The closest School being Little Common Primary School, is currently rated as outstanding on its most recent Ofsted report.

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