




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£399,950 The Shrublands, Bexhill-on-Sea, East Sussex TN39 3SJ
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

We are delighted to offer for sale this two-bedroom detached bungalow at Bexhill Estates. The bungalow is nestled in a quiet cul-de-sac in the desirable Cooden area of West Bexhill. Accommodation includes an enclosed entrance porch that leads to an inner hallway. Across the rear of the bungalow is through lounge/diner with a feature fireplace and double sliding doors opening out to the rear garden. A fitted kitchen adjacent to the living room features matching wall and base units with laminated work surfaces, spaces for washing machine, dishwasher and fridge/freezer, gas hob with extractor, space for a low-level oven. The master bedroom has a fitted wardrobe and feature bay window. There is a further bedroom with fitted wardrobe and a fitted bathroom suite. Moreover, the bungalow is equipped with gas central heating, double glazing, off-road parking, a garage, and a south-facing rear garden.



Key Features:

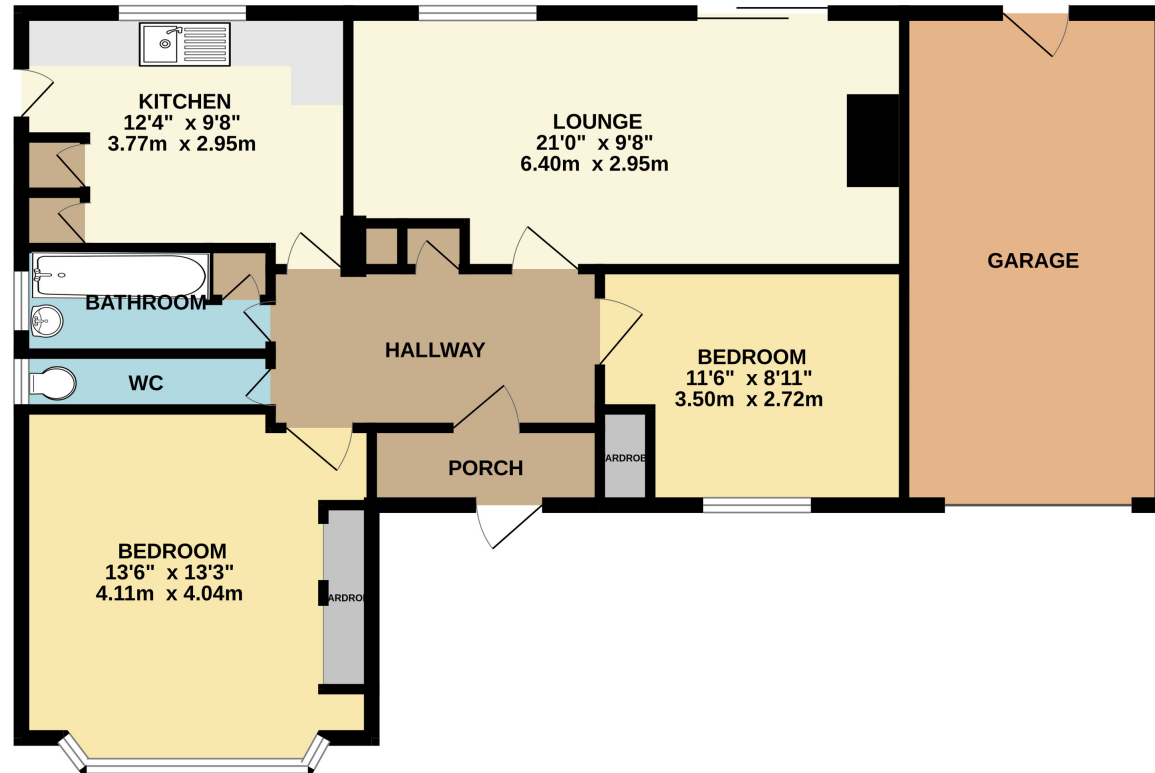
- Detached Bungalow In Cooden
- Lounge/Diner
- Double Glazed & Gas Central Heating
- Quiet Cul- De- Sac Location In West Bexhill
- Two Double Bedrooms
- In Need Of Modernisation
- No Onward Chain
- South Facing Rear Garden

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GROUND 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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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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

OUTSIDE:-

To the front of the property you will find off-road parking for up to two vehicles and access is available to the garage via an up & over door. There is a paved driveway providing parking for 2 vehicles and gated side access is available to the rear garden. The rear garden is south-facing and predominantly laid to lawn and shrubs.

LOCATION:-

The property is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.4 miles away along with Cooden Beach Golf Club and the beach at Cooden. Bexhill Town centre is just 1.8 miles away with seafront promenades, and Mainline Railway

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