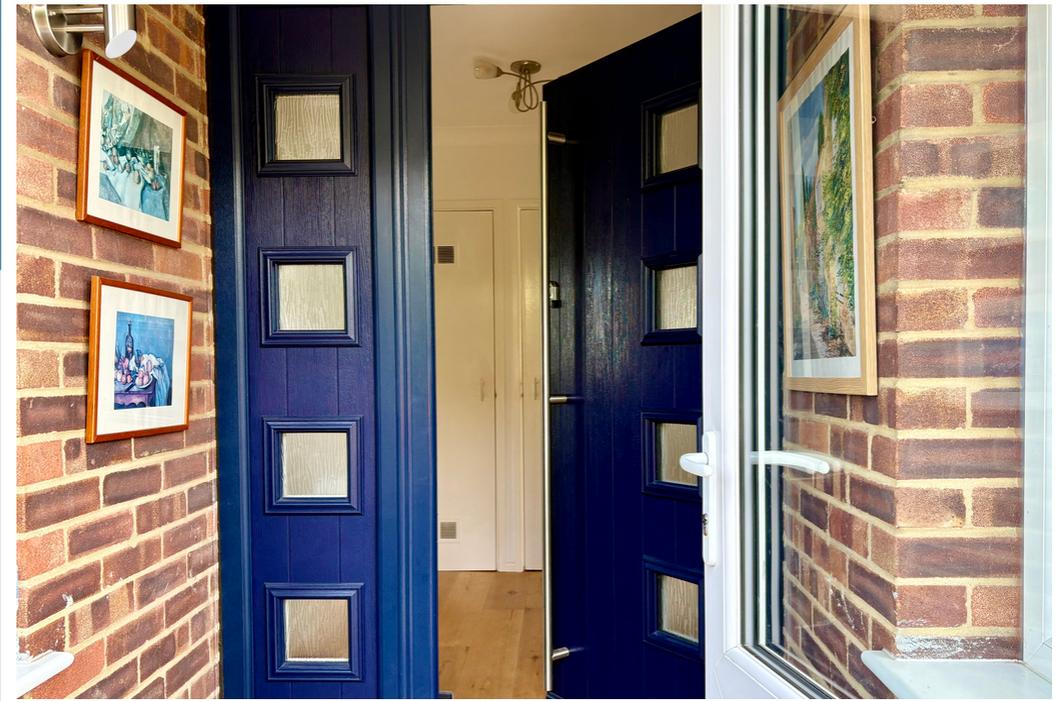




**BEXHILL**  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£399,950  3 Bedroom  1 Bathroom  1 Reception
3 Beech Close, Bexhill-on-Sea, East Sussex TN39 4NW



AT A GLANCE...

Bexhill Estates are extremely proud to bring to the market this immaculate two double bedroom detached bungalow, situated in a quiet cul-de-sac, in the sought after area of Little Common, West Bexhill. This light and spacious bungalow has been well maintained by the current owner, with a landscaped rear garden designed for low maintenance, generous off road parking for a number of vehicles and a substantial garage.

The well proportioned accommodation comprises double glazed entrance porch leading into the entrance hall with ample storage, triple aspect sitting room overlooking the picturesque rear garden with patio doors leading directly into the garden, fitted kitchen with good range of wall mounted and under work surface cupboards, modern shower room/wc, and further separate wc. The bungalow additionally benefits from gas central heating with updated gas boiler, engineered oak floors and double glazing throughout.

To the outside there is extensive block paved driveway leading to a large garage providing off-road parking for a number of vehicles. To the rear there is an attractive low maintenance garden with flowering fruit trees, timber built shed and secure gated side access.

Viewing is highly recommended of this superb bungalow, therefore please contact Bexhill Estates the properties sole agents, for further information and to arrange access.

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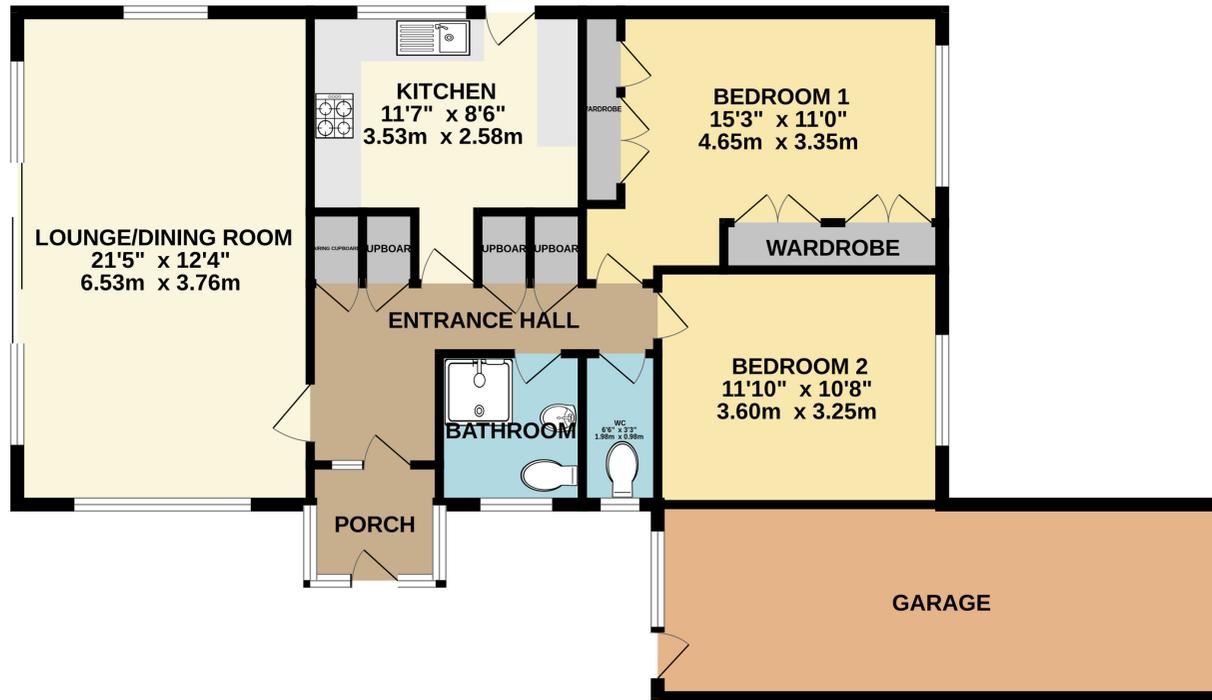
 2 Bedroom  1 Bathroom  1 Reception



Key Features:

- Immaculate Detached Bungalow
- Spacious Living Room
- Charming Garden
- Popular West Bexhill Location
- Two Double Bedrooms
- Quiet Cul-de-sac Location
- Substantial Off Road Parking

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		85
(69-80)	C	70	
(55-68)	D		
(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 extensive block paved driveway providing off-road parking for a number of vehicles, leading to a large garage with light and power which would also make excellent workshop space if needed.

To the rear there is an attractive low maintenance garden with flowering fruit trees, additional patio areas, timber built shed and secure gated side access.

LOCATION

From this highly sought after location in West Bexhill, there is easy access to a local shops and Little Common village with its wide range of shops and amenities is also just a 10 minute walk away. The property is also with-in a few minutes walk of the protected woodland at the Highwoods, as well as Little Common recreation grounds and Broad Oak Park being within easy reach.

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