



15 Chartres, Bexhill-on-Sea, East Sussex, TN40 2NG

Immaculately Presented Two Bedroom Detached Bungalow With Single Garage & Off-Road Parking £380,000

- Freehold





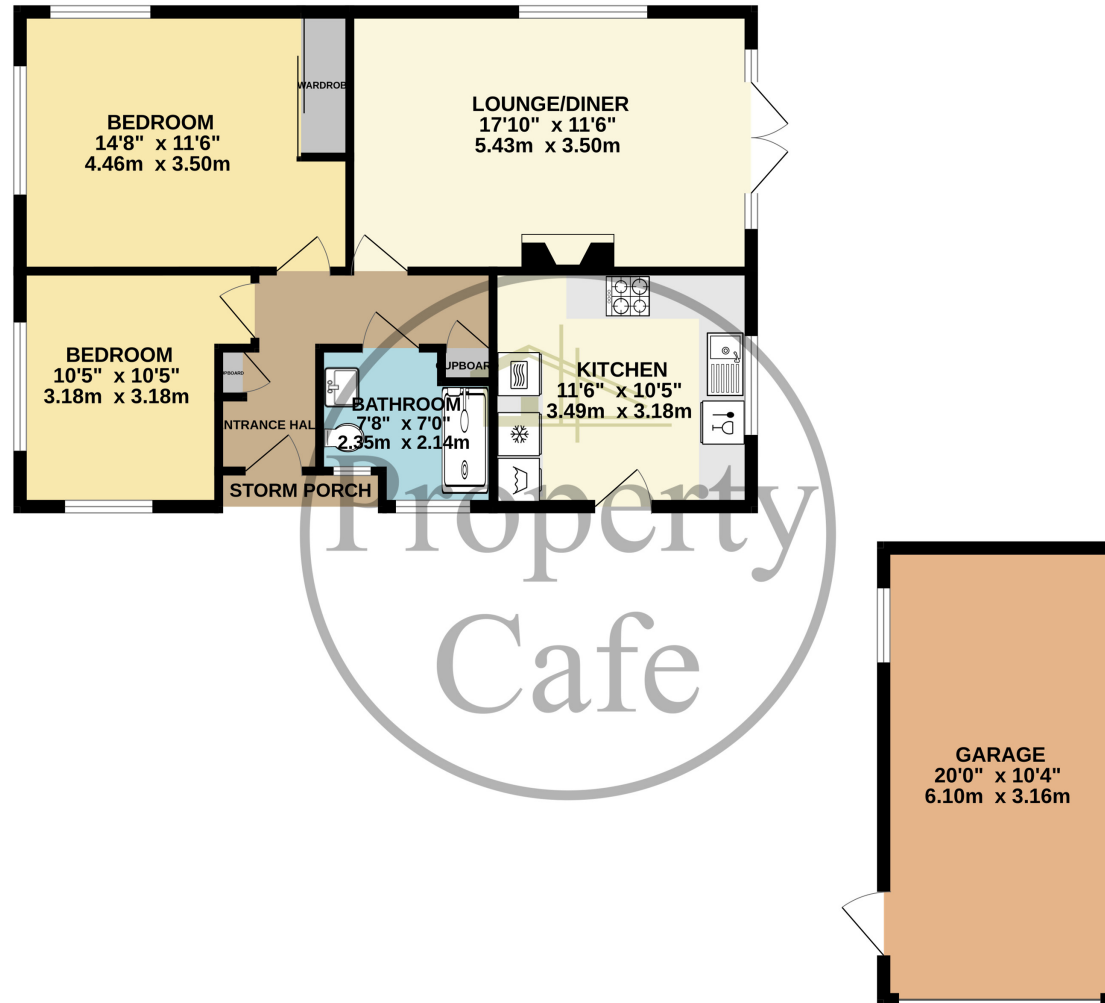


Property Cafe are delighted to present to the market this immaculately presented, two bedroom, detached bungalow for sale positioned in a sought after residential pocket of Bexhill while boasting a landscaped west facing rear garden, garage & off-road parking. Accommodation and benefits include; A storm porch leading into the entrance hall with storage cupboards & giving access to all internal rooms; Spacious dual aspect lounge/diner with feature fire place and french doors leading onto the garden; Modern fitted high gloss kitchen with integrated appliances including, oven, fridge, washing machine, dishwasher and gas hob; Two well proportioned double bedrooms the master offering fitted wardrobes with sliding doors; Recently updated shower room comprising of a w=double walk-in shower cubicle, wash basin & WC. Externally the property benefits from a comprehensively landscaped west facing rear garden; Additional European style patio area ensuring an ideal breakfast spot; single garage with up & over door and off-road parking. The bungalow is offered for sale in excellent decorative order throughout, gas central heated and double glazed. We recommend you view at your earliest convenience.





**GROUND FLOOR**  
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band D  
**Council Tax:** Rate 2200  
**Parking Types:** Driveway.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (68)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lateral living. Level access. Level access shower.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated in a very popular residential 'Chantry' area of Bexhill close by to the hospital and positioned only a short walk to Bexhill old town. Bexhill town centre itself offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Detached Bungalow For Sale
  - Spacious Lounge/Diner
  - Modern Fitted Kitchen With Integrated Appliances
  - Two Well Proportioned Double Bedrooms
    - Modern Fitted Shower Room.
- Low Maintenance Landscaped West Facing Rear Garden
  - Single Garage & Off-Road Parking
  - Additional European Style Patio Area
- Comprehensively Refurbished To A High Spec
  - Sought After Residential Location