




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

14 Deerswood Lane, Bexhill-on-Sea, East Sussex TN39
£599,950^{4LT}  3 Bedroom  2 Bathroom  1 Reception



AT A GLANCE...

A substantial rear extension and meticulous refurbishment have been carried out on this truly remarkable detached bungalow!

There are many high-quality fixtures and fittings throughout the bungalow, including: LED feature lighting throughout the property, a built-in multi-room audio system, some under floor heating, Karndean flooring and designer radiators.

The deceptively spacious accommodation includes a welcoming reception hall with double doors opening into the particularly impressive kitchen/reception room measuring over 21ft x 21ft. With quartz work surfaces and under cabinet lighting, this substantial room comes equipped with modern fitted quality wall and base units. Integrated appliances include a dishwasher, an eye-level oven, an induction hob with a downdraft extractor fan, a fridge/freezer and integrated rubbish bins. Among the other features of the kitchen are a walk-in pantry, a wine cooler, an instant hot water tap, and a large central island. Moreover, there is plenty of space for living room and dining furniture and bi-folding doors that open onto the rear garden.

There are three double bedrooms in the bungalow, one of which has access to an en-suite bathroom currently being renovated. A double walk-in shower cubicle with two separate rain showers, twin wash hand basins, and a freestanding bath are featured in the luxury bathroom suite. It also boasts a home office and utility room with an integrated freezer, as well as double glazing and gas central heating.

Your early viewing is highly recommended in order to take advantage of all that this exceptional property has to offer!

** The law requires that we declare to prospective purchasers that the Director of Bexhill Estates is connected to the sellers. **

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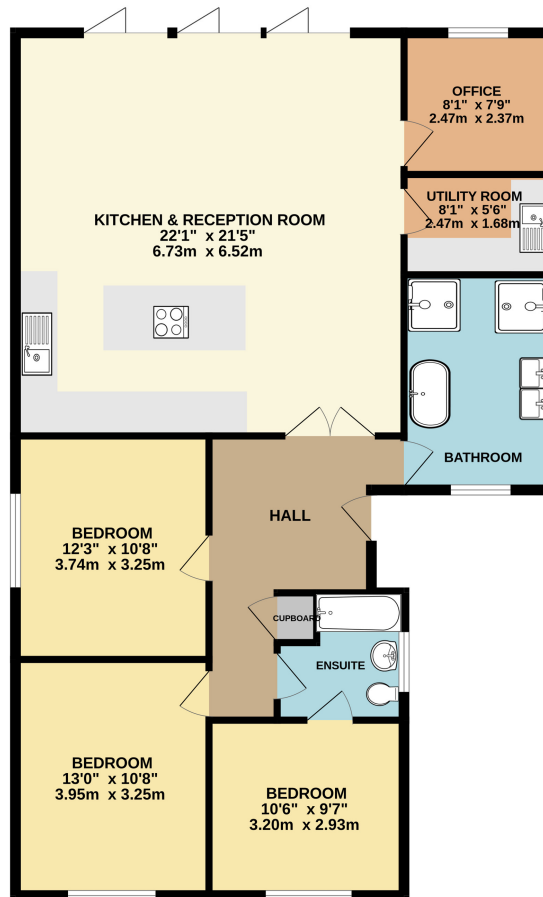


Key Features:

- Truly Exceptional Detached Bungalow
- High Specification Fixtures & Fittings
- Two Bathrooms
- Utility Room & Home Office
- Meticulously Refurbished Throughout
- Three Double Bedrooms
- South Facing Garden
- Off Road Parking


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GROUND FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		87
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior -

There is a large block paved driveway at the front of the property providing off-road parking for several vehicles.

The rear garden is south-facing and predominantly laid to lawn. You will find a porcelain tiled seating area ideal for alfresco dining and side access to the front of the property.

Location -

The bungalow is situated 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 2 miles away.

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