




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£499,950 59 Duke Street, Bexhill-on-Sea, East Sussex TN39 4JG
🛏️ 3 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

Situated in an exceptionally private position in sought-after West Bexhill, this generously proportioned split-level bungalow occupies an impressive plot surrounded by established, mature gardens.

Located just over a mile from the amenities of Little Common Village, the property enjoys abundant natural light thanks to its south-facing aspect and offers well-balanced accommodation throughout.

A spacious entrance hall welcomes you and leads into the dual-aspect living room, featuring a large bay window and an attractive fireplace with log burner. From the living room, access is provided to the conservatory, which enjoys lovely views over the rear garden, as well as to the separate dining room. The fitted kitchen is equipped with matching wall and base units, an integrated dishwasher, space for additional appliances, and a convenient door providing side access to the property.

The bungalow further benefits from three well-proportioned double bedrooms, a modern shower room, and an additional cloakroom. The bungalow has gas central heating and double glazing throughout.

Furthermore, the double garage can be found on the lower floor of the property and can be accessed from the entrance hall and by two up and over doors. The garage benefits from double glazed windows to side and rear and personal door to the rear opening onto the rear garden, power and light provided.

Occupying a generous plot in a highly desirable location, this attractive home offers both privacy and convenience. Early viewing is highly recommended to fully appreciate the accommodation and grounds on offer.



Key Features:

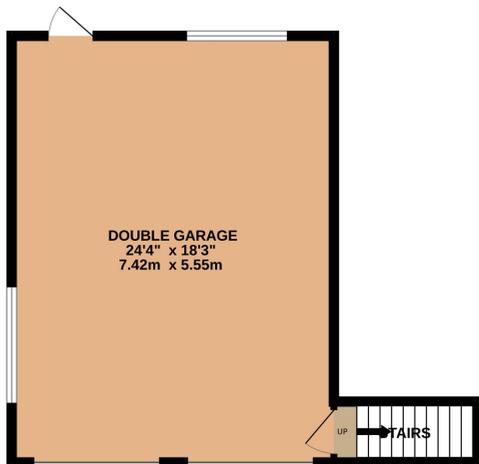
- Spacious Split-Level Detached Bungalow
- Living Room With Wood Burner
- Impressive Plot
- Extensive Off Road Parking & Double Garage
- Three Well Proportioned Double Bedrooms
- Dining Room & Conservatory
- South-Facing Garden
- Popular West Bexhill Location

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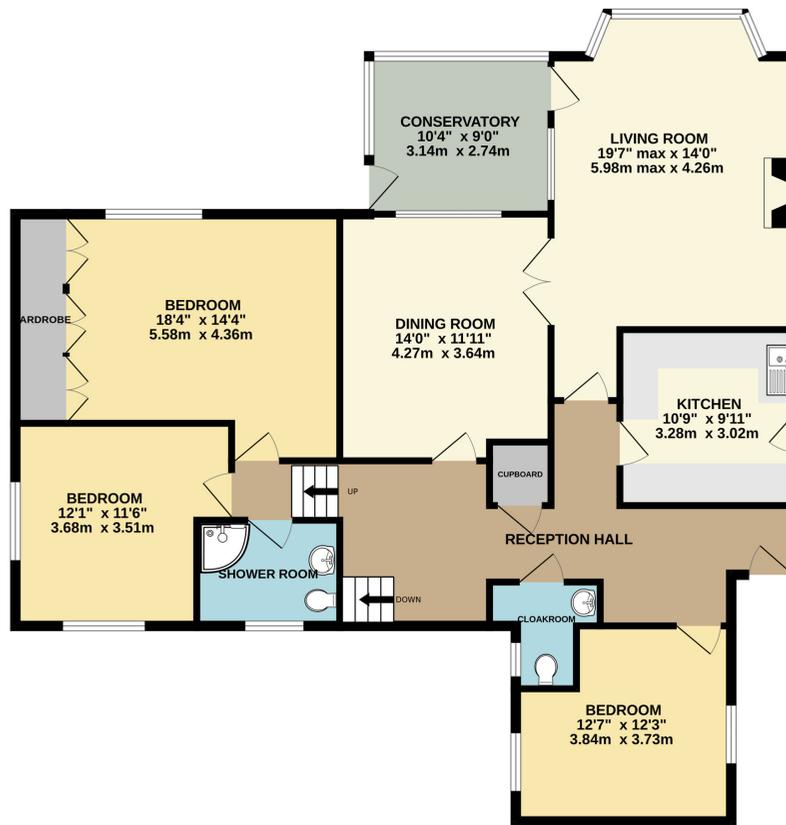
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BASEMENT
470 sq.ft. (43.7 sq.m.) approx.



GROUND FLOOR
1395 sq.ft. (129.6 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.3 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			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

The property is ideally situated on the outskirts of Little Common, West Bexhill. A mile away is heart of the village, offering a wide range of amenities and convenient transport links.

Little Common boasts an excellent selection of independently owned shops, a late-opening Tesco Express, a doctors' surgery and dental practice, creating a well-serviced and vibrant local community.

Bexhill mainline railway station and the iconic seafront promenades are approximately two miles away, providing easy access to coastal walks and direct rail connections to London and surrounding areas.

Exterior

The south-facing rear garden is a particularly attractive feature of the property. Predominantly laid to lawn and bordered by well-established shrubs and mature trees, it provides both privacy and colour throughout the seasons. A generous patio area creates the perfect setting for alfresco dining, while practical additions include an outside water tap, timber garden shed, log store, and gated access to both sides of the property.

To the front, an extensive driveway provides off-road parking for multiple vehicles and leads to an impressive barn-style carport with lighting. The front garden also features an area of lawn and a greenhouse set on a patio base. Enclosed by mature shrubs and hedging, the frontage offers both privacy and kerb appeal, with gated access to either side.

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