



6 Bicton Gardens, Bexhill-on-Sea, East Sussex, TN39 3TB

Guide Price £525,000- £550,000 Two Bedroom Detached Bungalow In  
Sought After Location £525,000







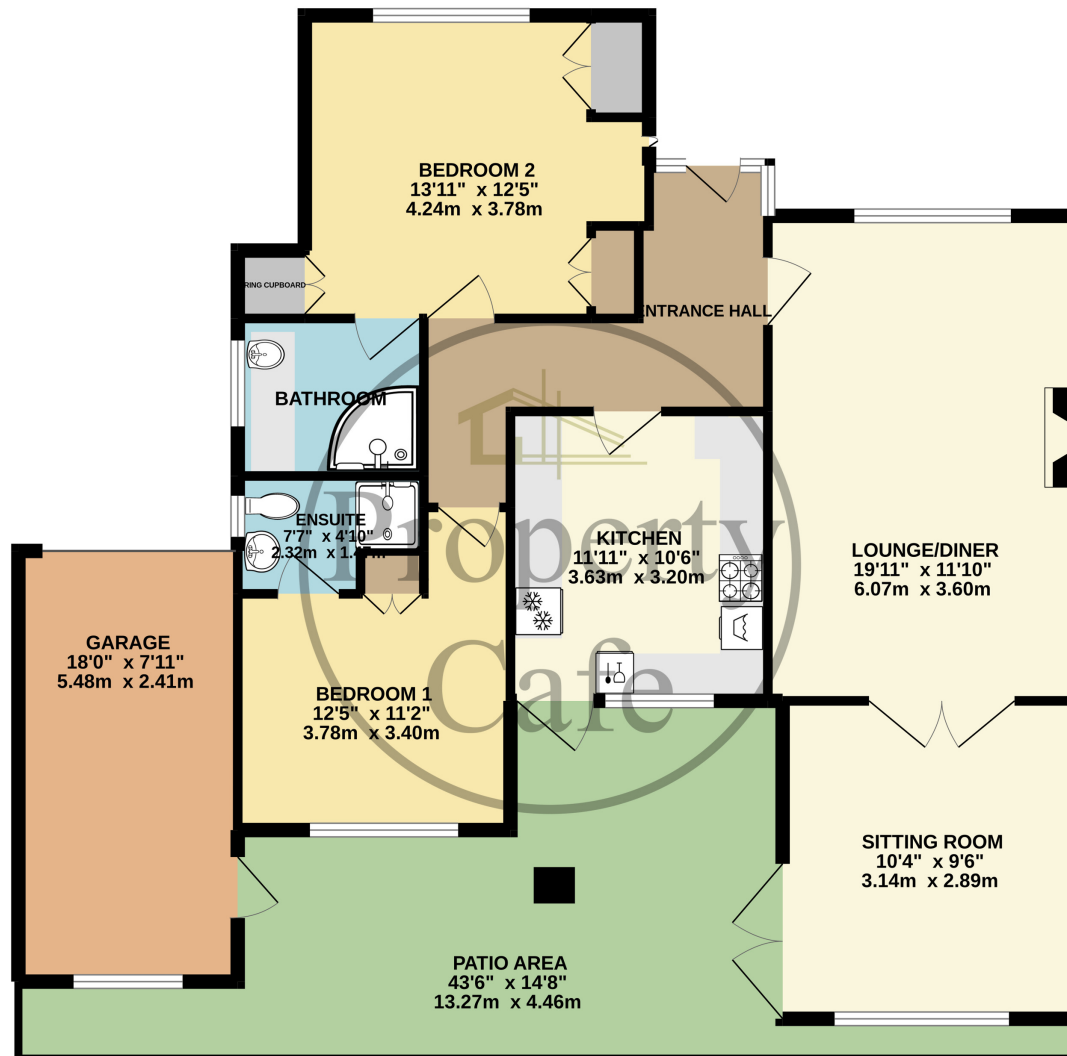
**GUIDE PRICE OF £525,000 to £550,000. The Property Cafe Property Show Is To Be Held At The Manor Barn (Bexhill Old Town) on Saturday 23rd September 2023 (Between 10am To 4pm). This is one of our 'FOCUS PROPERTY' and is being offered for sale at the GUIDE PRICE OF £525,000 to £550,000. For additional details or to arrange to viewing please contact our Bexhill Sales Team On 01424 224488**

The Property Cafe is delighted to offer for sale this spacious & well-presented Two Bedroom 'Larkin Built' Detached Bungalow situated in a quiet cul-de-sac location within easy walking distance of Little Common Village. Benefits & accommodation includes. A double-glazed entrance door leads into a well-presented inner hall that gives access to a spacious dual aspect lounge-diner with central fireplace and double-glazed doors that lead to an extended reception room that overlooks the rear garden with doors leading out to the patio & garden. As the floor plan will illustrate both bedrooms are good size double bedrooms both with en-suite bathrooms. The kitchen is a good size & modern offering a range of units, ample worksurfaces & various built-in appliances. To the front of the bungalow there is a pleasant area of garden which is mostly laid to lawn with block paved driveway leading to a single garage. To the rear there is a pleasant area of rear garden which is mostly laid to lawn with raised patio area & timber built shed. For additional details or to arrange to view please contact our sales team on 01424 224488





**6 BICTON GARDENS**  
**1179 sq.ft. (109.6 sq.m.) approx.**



TOTAL FLOOR AREA : 1179 sq.ft. (109.6 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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The Property Cafe Is Delighted To Offer For Sale This Spacious 'Larkin Built' Extended Detached Bungalow \* Benefits & Accommodation Includes: Two Good Size Double Bedrooms (Both With En-Suites) \* A Spacious Dual Aspect Lounge-Diner \* Additional Extended Reception Room \* A Modern Fitted Kitchen \* Both Bedrooms With Modern En-Suite Bathrooms \* Well Presented Decoration Throughout \* Central Heated & Double Glazed \* Security Alarm System \* Well Kept Front & Rear Gardens \* Block Paved Drive & Pathways \* Good Attached Size Single Garage & Ample Parking \* Located In A Quiet Cil-De-Sac Location Within Walking Distance to Little Common Village \* Viewing Highly Recommended \* Call Bexhill Sales On 01424 224488.







The property is situated within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office and there is a regular bus service to Eastbourne and Hastings. Cooden Beach mainline railway station is only short distance away providing direct routes into Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Guide Price: £525,000- £550,000
- Extended Detached Bungalow
- Two Good Size Double Bedrooms
- Spacious Dual Aspect Lounge-Diner
  - Sought After & Peaceful Location
    - Modern Fitted Kitchen
- Two Modern En-Suite Bathrooms
- Central Heated & D.Glazed Throughout
  - Quiet Cul-De-Sac Location
  - Well Kept Front & Rear Gardens
  - Block Paved Drive & Garage
- Walking Distance to Little Common Village
  - Viewing Highly Recommended.