



59 Eastergate, Little Common, Bexhill-on-Sea, East Sussex, TN39 4NU

Immaculate 3/4 Bed Detached Chalet Style Home With Views Across Broad Oak Park (Offers Over) £475,000

- Freehold





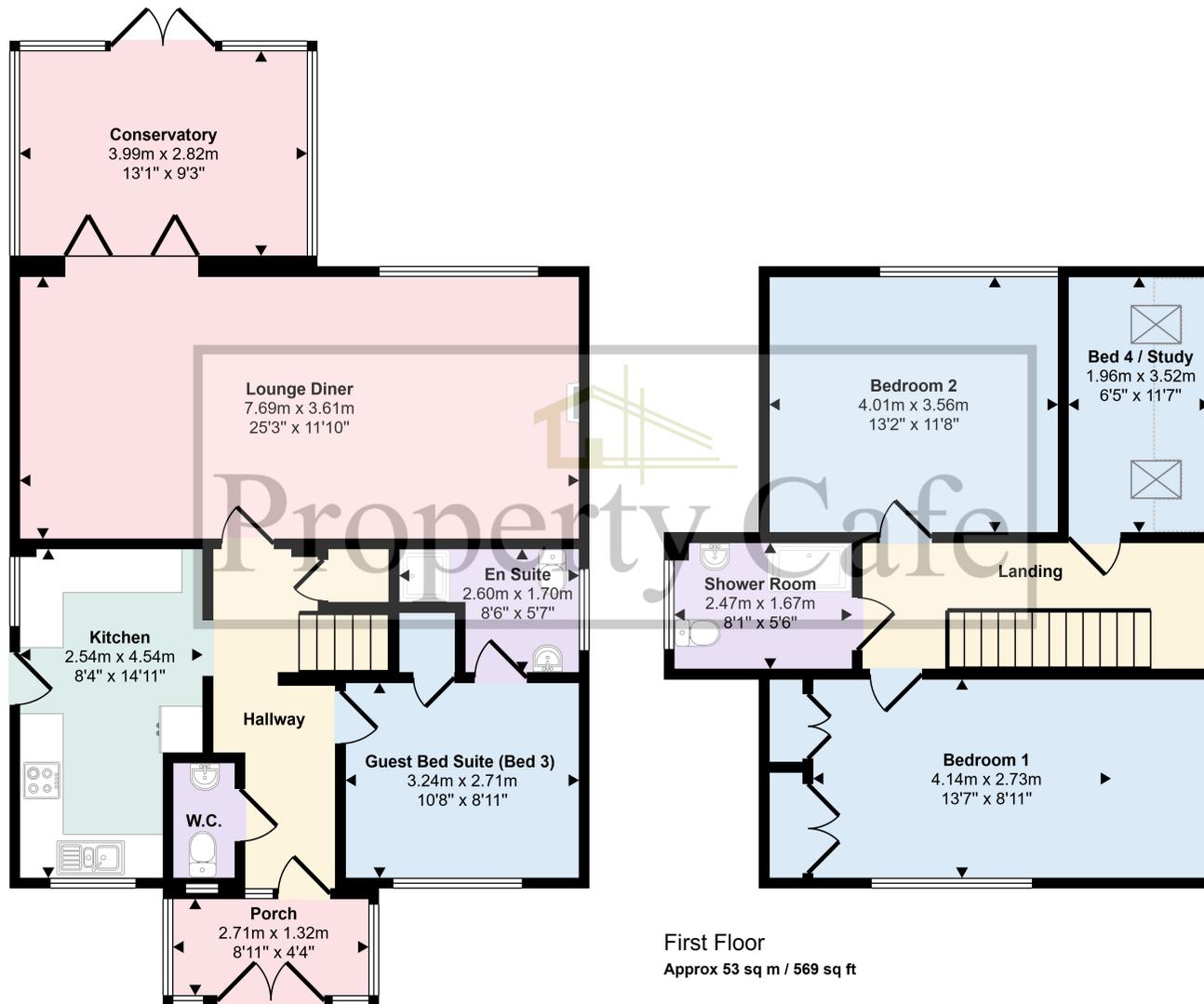
This immaculate detached chalet-style home is perfectly situated in a highly sought-after cul-de-sac location, backing onto the beautiful Broad Oak Park, offering both peace and convenience in equal measure. This versatile and flexible four-bedroom property boasts a wealth of features, making it an ideal family residence in a desirable setting with easy access to Little Common Village and its local amenities. Step inside through the enclosed and secure entrance porch into an immaculate inner hall and landing that set the tone for the exceptional finish throughout. The heart of the home is the modern, well-equipped fitted kitchen which offers ample cupboard and worktop space to meet all your culinary needs. Adjacent to the kitchen, the inviting and spacious reception room provides ample dining space enhanced by a charming log burner that creates a warm and welcoming ambiance for family gatherings or entertaining guests.

One of the standout features of this home is the ground floor guest bedroom complete with its own en-suite, perfect for visitors or multi-generational living. Additionally, a ground floor cloakroom W/C adds convenience for both residents and guests alike. Upstairs, you will find two generous first-floor bedrooms plus an additional versatile study or fourth bedroom, catering perfectly to a growing family or those working from home. All bedrooms benefit from the comfort of smart 'Hive' controlled gas central heating and are fully double glazed throughout to ensure a cosy living environment all year round.

Outside, the property enjoys a pleasant south-facing rear garden which is ideal for relaxing afternoons or family playtime. There is also access to a bright south-facing conservatory, providing a lovely space to unwind while soaking up natural light. The substantial block paved driveway offers excellent off-road parking options, complemented by a tandem length garage fitted with power and lighting, ideal for storage or a workshop area. This immaculate family home truly excels in providing spacious, adaptable living spaces set within a highly regarded location. The proximity to Broad Oak Park means families can enjoy wonderful outdoor pursuits just steps from their doorstep, while the easy access to Little Common Village ensures local shops, schools, and amenities are always close at hand. The property's thoughtful design and pristine condition make it a rare find in today's market. Internal viewing of this charming and well-maintained home is highly recommended to fully appreciate the quality, space, and lifestyle it affords. Whether you are looking for a family home with excellent accommodation options or a versatile property in an enviable cul-de-sac setting, this detached chalet-style house offers an outstanding opportunity. Don't miss your chance to make this immaculate residence your new home!



Approx Gross Internal Area  
135 sq m / 1449 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 4  
**Receptions:** 1  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (74)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)	74	79
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Immaculate Detached Chalet Style Home \* 3/4 Good Size Bedrooms \* Versatile & Flexible Accommodation / South Facing Lounge - Dining With Log Burner \* South Facing Conservatory \* Modern Well Equipped Fitted Kitchen \* Ground Floor Guest Bed With En-suite \* Ground Floor Cloak Room W/C \* Smart 'Hive' Controlled Gas Central Heating \* Pleasant South Facing Rear Garden \* Backing Onto Broad Oak Park \* Substantial Block Paved Driveway & Tandem Length Garage \* Highly Sought After Cul-De-Sac Location \* Easy Access To Little Common Village.





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. There is a regular bus service to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Immaculate Detached Chalet Style Home
  - 3/4 Good Size Bedrooms
  - Enclosed & Secure Entrance Porch
  - Immaculate Inner Hall & Landing
  - Ample Dining Space & Log Burner
  - Access To A South Facing Conservatory
  - Modern Well Equipped Fitted Kitchen
- Two 1st Floor Beds ( Plus Addition Study / Bed 4)
  - Ground Floor Guest Bed With En-suite
  - Ground Floor Cloak Room W/C
- Smart 'Hive' Controlled Gas Central Heating
- Versatile & Flexible Accommodation
- Fully Double Glazed Throughout
- Pleasant South Facing Rear Garden
  - Backing Onto Broad Oak Park
  - Substantial Block Paved Driveway
- Tandem Length Garage (Power & Light)
- Highly Sought After Cul-De-Sac Location
- Easy Access To Little Common Village
- An Immaculate Family Home Throughout
- Internal Viewing Is Highly Recommended