



16 Eastergate, Bexhill-on-Sea, East Sussex, TN39 4NU
Immaculate Three Bedroom Detached Bungalow £475,000 - Freehold



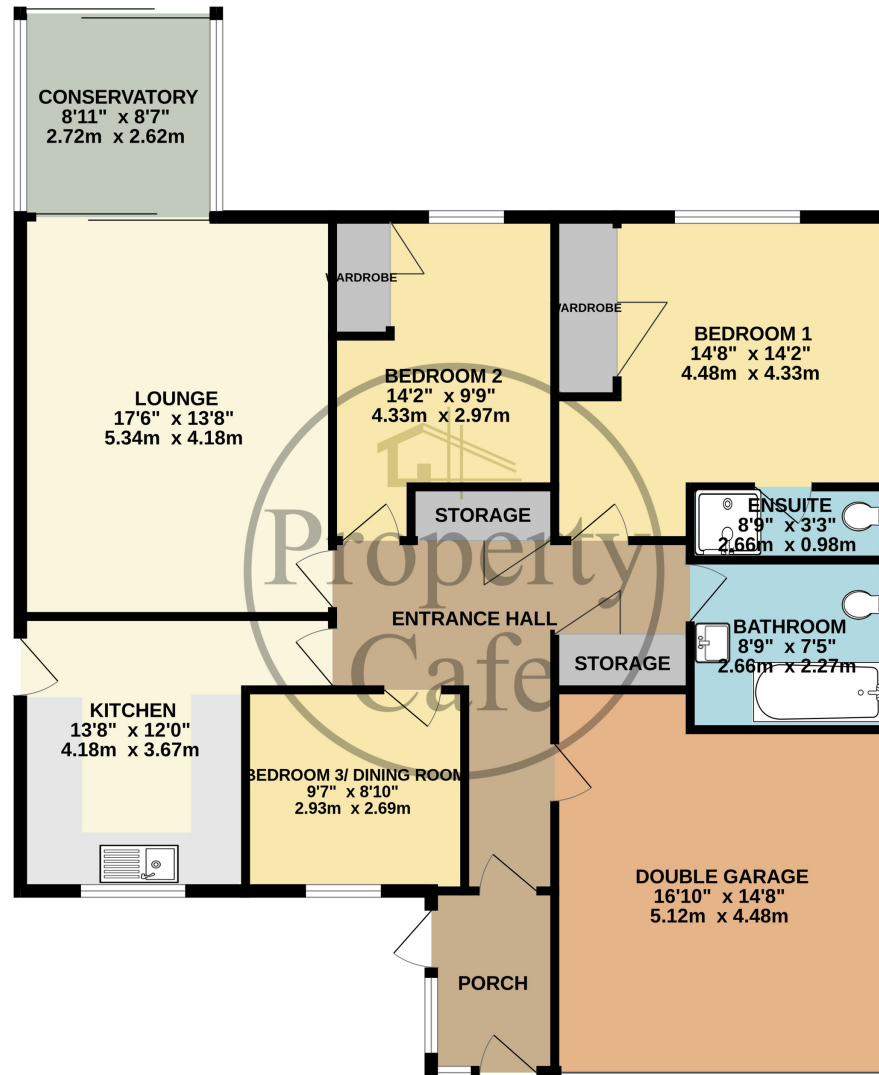


Property Cafe are delighted to present to the market this stunning Three bedroom detached bungalow for sale situated in a sought after position of Little Common. Accommodation and benefits include; A large enclosed porch; An inner entrance hall giving access to all remaining internal rooms as seen on the accompanying floorplan; An extremely spacious lounge at the rear of the bungalow leading onto a wet facing conservatory overlooking the garden; A separate dining room which could also be used as a third double bedroom; Modern fitted kitchen with an array of base & wall mounted units as well as ample worktop space and room for freestanding white goods; A further two bedrooms both boasting fitted wardrobes and the master offering an en suite shower room with W/C; Separate family bathroom consisting of bath & overhead shower, wash basin & W/C; Double garage which the section of is currently used and plumbed in as a utility area and can be accessed by the main electric powered up & over door or by an internal door off the main hallway. Externally this property offers easy parking for at least two vehicles and low maintenance but generous front & rear gardens. The bungalow is in good condition throughout decorated in neutral colour schemes and is sold with no onward chain and with vacant possession. We recommend you view at your earliest convenience.

The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which 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 main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



GROUND FLOOR
1365 sq.ft. (126.8 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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: 3
Receptions: 1
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (64)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
England, Scotland & Wales EU Directive 2002/91/EC 		



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





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- Spacious Detached Bungalow
 - Sold With No Onward Chain
 - Modern Fitted Kitchen
 - West Facing Conservatory
 - Three Double Bedrooms
 - En-suite Shower Room
- Modern Fitted Bathroom
 - Double Garage & Off-Road Parking
 - Ample Fitted Storage Throughout
 - Sunny & Low Maintenance Rear Garden
 - Sought After Little Common Location
 - Viewing Highly Recommended