



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£475,000** 53 Birkdale, Bexhill-on-Sea TN39 3TL  
🛏️ 2 Bedroom 🚿 1 Bathroom 🪑 1 Reception



## AT A GLANCE...

A detached 'Larkin built' bungalow with no onward chain and a south-facing rear garden. Boasting well proportioned accommodation throughout, the bungalow is conveniently located close to a bus route and within walking distance of Little Common. Accommodation includes; An enclosed porch opening into the entrance hall. In the spacious lounge/diner, there is a feature fireplace as well as a door leading out to the rear garden. Featuring matching wall units and base units, there is room for a breakfast table in the kitchen, and there is access to the rear garden. Additionally, there is an inner hall providing access to a modern wet room, a cloakroom, and two large double bedrooms. Furthermore, the bungalow has a large loft space, double glazing throughout, and gas central heating.



### Key Features:

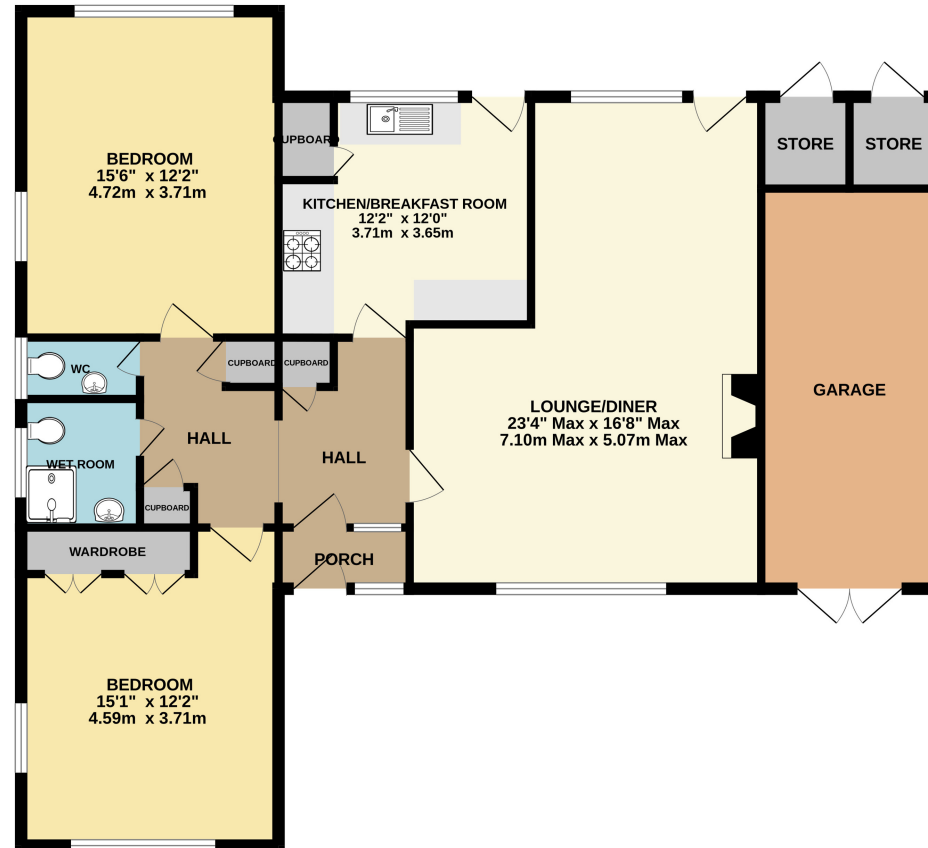
- Detached Bungalow
- On A Bus Route
- No Onward Chain
- Off Road Parking & Garage
- Walking Distance To Little Common Village Amenities
- South Facing Garden
- Two Large Double Bedrooms
- Modern Fitted Wet Room

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GROUND FLOOR  
1202 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA: 1202 sq.ft. (111.6 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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

### Outside -

The garden boasts immaculately kept gardens to both the front & rear. The front garden is laid to lawn with mature shrubs. There is a block-paved driveway and access into the garage via double doors. The rear garden is south-facing and predominantly laid to lawn. There is a patio area ideal for alfresco dining, a selection of well-established plantings throughout and gated side access to the front of the property.

### Location

The property is located just 0.2 miles from the popular village of Little Common with a range of independently owned shops, Doctors Surgery, Dentist, and a Tesco Express. Adjacent to the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades are just 0.6 miles away. The closest mainline railway station is Cooden Beach, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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