




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£575,000 5 Drayton Rise, Bexhill-on-Sea, East Sussex TN39 3TH
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



AT A GLANCE...

This modern, detached chalet bungalow is ideally situated just 175 yards from the amenities of Little Common Village. Bathed in natural light thanks to its south-facing aspect, the property offers turn-key accommodation with contemporary fixtures and fittings throughout.

The generously proportioned accommodation begins with an enclosed entrance porch leading into a welcoming hallway. The impressive kitchen/diner features matching wall and base units with Quartz work surfaces, integrated appliances including a 5-ring induction hob with filtering extractor fan, electric oven, and dishwasher. There is also space for additional appliances, a door to the side of the property, ample room for a dining table, and double doors opening to the rear garden. The kitchen flows seamlessly into the spacious, dual-aspect living room. The ground floor is completed by two bedrooms of which one has a built in wardrobe, a shower room, and a separate cloakroom.

Upstairs, there are two further bedrooms, one with a large walk-in wardrobe, and a family bathroom suite. Additional benefits include gas central heating and double glazing throughout.

With its convenient location and beautifully presented accommodation, an early viewing is strongly recommended to fully appreciate all this home has to offer.



Key Features:

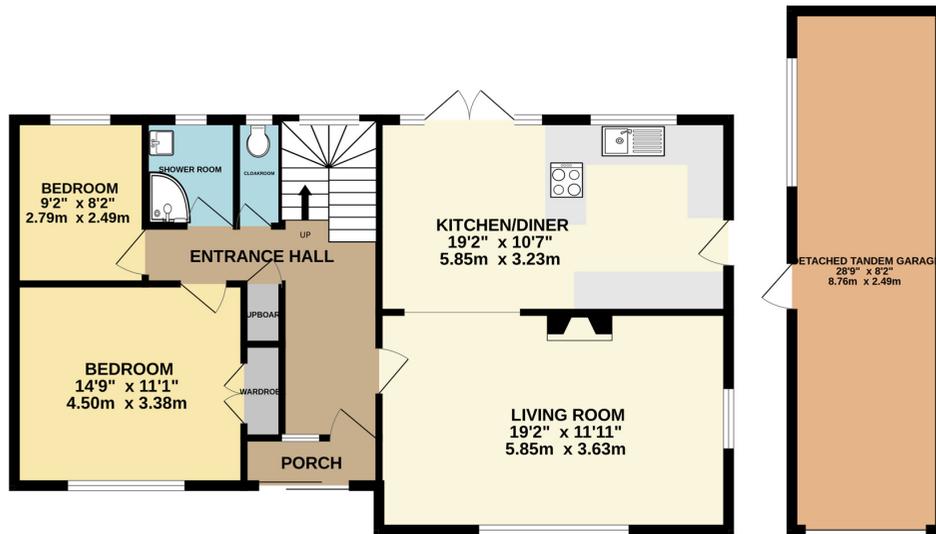
- Immaculate Detached Chalet Bungalow
- Four Bedrooms
- South-Facing Garden
- 'Turn-Key' Accommodation
- 175 Yards To The Amenities Of Little Common Village
- Two Bathrooms
- Off-Road Parking & Tandem Garage

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GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	83
EU Directive 2002/91/EC			

Exterior

To the front, the property features a block-paved driveway providing off-road parking and leading to a tandem garage. The front garden is laid to lawn with a variety of mature shrubs, and gated side access offers convenient entry to the rear.

The south-facing rear garden is a real highlight. A full-width patio extends into a generous entertaining area, perfect for al fresco dining. There is a lawned area, mature hedging and trees providing privacy, and a side space ideal for a shed. Double doors from the rear lead to a versatile garden room/store, and a side door gives direct access into the garage.

Location

The property is situated in the popular village of Little Common, close to a range of independently owned shops, a doctor's surgery, dentist, and a Tesco Express. A short walk from the home provides access to a bus stop with regular routes into Bexhill town centre, while the seafront promenades are just 0.7 miles away. For rail travel, Cooden Beach station is the nearest mainline station, offering regular services to Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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