

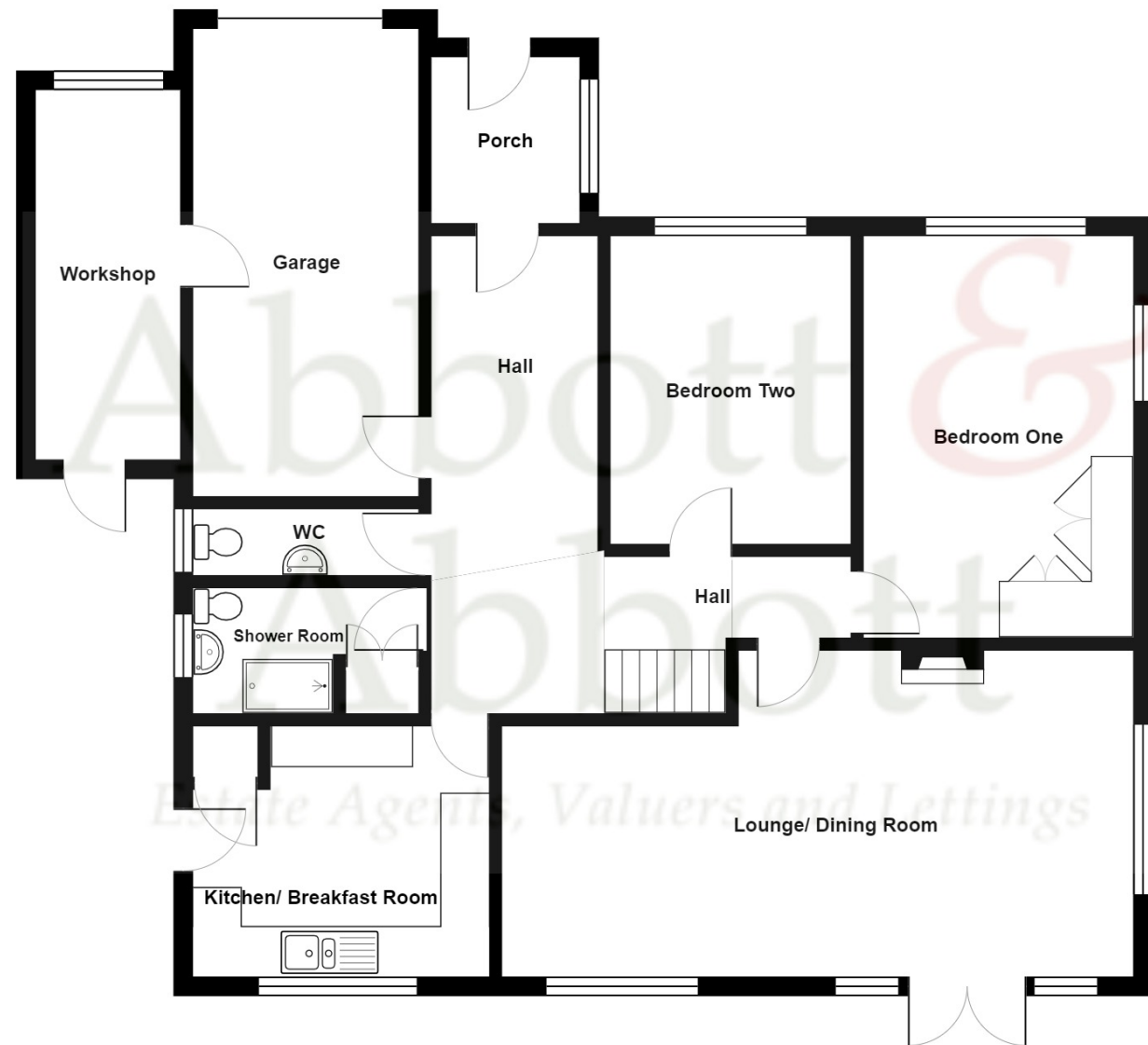
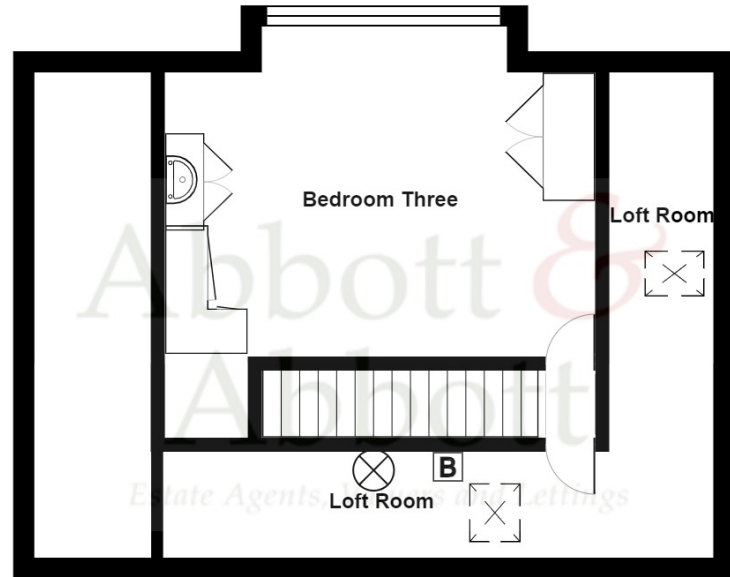


45, The Gorseway

Offers in Excess of £435,000

Little Common
Bexhill-on-Sea
East Sussex
TN39 4NA





Abbott and Abbott Estate Agents offer for sale this most attractive and highly spacious detached chalet bungalow, situated in a much favoured road in Little Common, just a few hundred yards from a local shop and within half a mile of the village shops and main services. Built in the 1960's by local builders, R A Larkin, the property offers versatile and well-planned accommodation which includes three bedrooms - two on the ground floor, a lovely 25'4 double aspect lounge/dining room overlooking the rear garden, a ground floor shower room with WC, plus a second separate WC, a good size kitchen, and a useful loft room. Outside, there is an integral garage, plus workshop, and a pretty and private rear garden with a westerly aspect. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is on the route of the local town bus and just over a mile from Cooden Beach railway station, seafront and golf course. Bexhill town centre is just over two miles distant.

Entrance Porch

8' 6" x 4' 6" (2.59m x 1.37m) Glazed door to:

L-Shaped Entrance Hall

Stairs to first floor with understairs storage cupboard, telephone point, radiator.

Lounge/Dining Room

25' 4" x 13' 0" (7.72m x 3.96m) A lovely size room, with a double aspect, overlooking the rear garden. Fireplace with attractive marble surround, television point, radiators. uPVC double glazed double doors onto the rear garden.

Kitchen

11' 6" x 10' 0" (3.51m x 3.05m) Equipped with a range of base storage units comprising cupboards, drawers and work surfaces, plus matching wall-mounted storage cupboards. Inset sink with mixer tap and drainer, tiled splashbacks, plumbing for washing machine, built-in larder, radiator. uPVC double glazed door to side access and rear garden.

Bedroom One

16' 0" x 11' 8" (4.88m x 3.56m) A double aspect room with a range of fitted wardrobes to two walls. Radiator.

Bedroom Two

12' 6" x 10' 0" (3.81m x 3.05m) Currently used as a separate dining room. Radiator.

Shower Room

Part-tiled walls and a suite comprising shower cubicle, with plumbed shower unit, pedestal wash basin, and WC. Radiator, built-in linen cupboard housing radiator.

Separate WC

With wash basin and radiator.

First Floor Landing

Door to loft room. Further door to:

Bedroom Three

13' 10" plus door recess x 12' 10" into square bay window (4.22m x 3.91m) Range of fitted wardrobes to two walls, vanity unit with inset wash basin with storage below, telephone point, radiator.

Door from first floor landing to:

L-Shaped Loft Room

Velux windows, Worcester wall-mounted gas-fired boiler, hot water cylinder.

Outside

Driveway leading to:

Integral Garage

16' 9" x 9' 0" (5.11m x 2.74m) Electric up & over door, light, power. Doorway to:

Workshop

14' 8" x 6' 0" (4.47m x 1.83m) Power points, work surfaces, storage cupboards. uPVC double glazed door to side access and rear garden.

Gardens

Pretty front garden, with a variety of ornamental shrubs. Wide and private rear garden, with a westerly aspect, comprising lawn with borders containing a variety of ornamental shrubs and apple tree. There is also a paved patio area.

Council Tax Band

E (Rother District Council)

EPC Rating

To be advised