







BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Thimble Cottage, Broad Oak Lane, Bexhill-on-Sea,
East Sussex TN39 4HE
£339,950  2 Bedroom  1 Bathroom  2 Reception



AT A GLANCE...

This truly exceptional cottage is available for sale through Bexhill Estates. Situated in a highly regarded location in west Bexhill, the house offers a wealth of character and charm with accommodation including an entrance hall that opens into the generously sized lounge/diner featuring a dual aspect, original parquet flooring and a fireplace. The spacious kitchen/diner has a range of matching shaker-style base units finished with solid oak work surfaces and appliance space. In addition, there is tiled flooring, space for a dining table & chairs and a door out to the rear garden. A large double bedroom with fitted wardrobes, a further double bedroom, a modern fitted bathroom suite, and a large walk-in shelved airing cupboard can be found on the first floor. Furthermore, the property benefits from part-boarded insulated loft space, an under-stairs storage cupboard, double glazing and gas central heating via a regularly services combi-boiler.



Key Features:

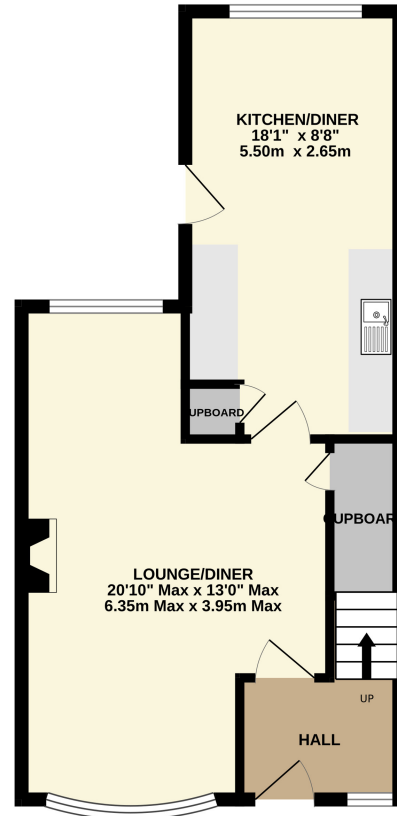
- Charismatic End Of Terrace Cottage
- Dual Aspect Lounge/Diner
- South-Facing Pretty Rear Garden
- Contemporary Fixtures & Fittings
- Two Double Bedrooms
- Generously Sized Kitchen/Diner
- Garage En-Bloc With Parking
- Double Glazing & Gas Central Heating

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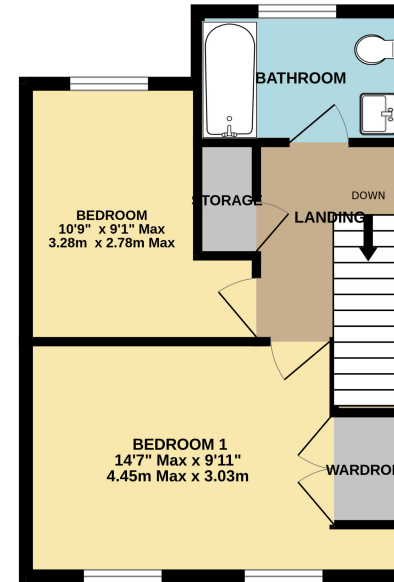
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GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Outside

There are attractive gardens to the front and rear of the property. In the south-facing rear garden, there are several well-established plantings and a patio area ideal for alfresco dining. There is a garden shed, water supply, and entrance to the garage in the rear garden. There is a large en-bloc garage where a vehicle can be parked directly in front.

Location

The property is located in a sought-after location in West Bexhill. Close by you will find Bexhill Town Centre just 1.2 miles away and the village of Little Common just over a mile away. Within a short distance, you will find both Primary & Secondary Schools, as well as bus routes and Colington train station, is just over a mile away with regular routes into Brighton, Gatwick & London Victoria.

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