






BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£300,000 5 Glebe Close, Bexhill-on-Sea TN39 3UY
Offers Over  2 Bedroom  1 Bathroom  3 Reception



AT A GLANCE...

In a sought-after Cooden location, this semi-detached bungalow is located within walking distance of the popular village of Little Common. Featuring a garage en-bloc, no onward chain, and accommodation that includes: a modern fitted kitchen with an integrated oven and hob, as well as space for additional appliances and the wall-mounted digital boiler. There are two good-sized bedrooms in the bungalow and a modern fitted shower room. A spacious living room opens to a dining area with double doors to the garden at the rear of the property. Furthermore, the bungalow is double glazed throughout, has gas central heating and is fitted with a modern consumer unit.



Key Features:

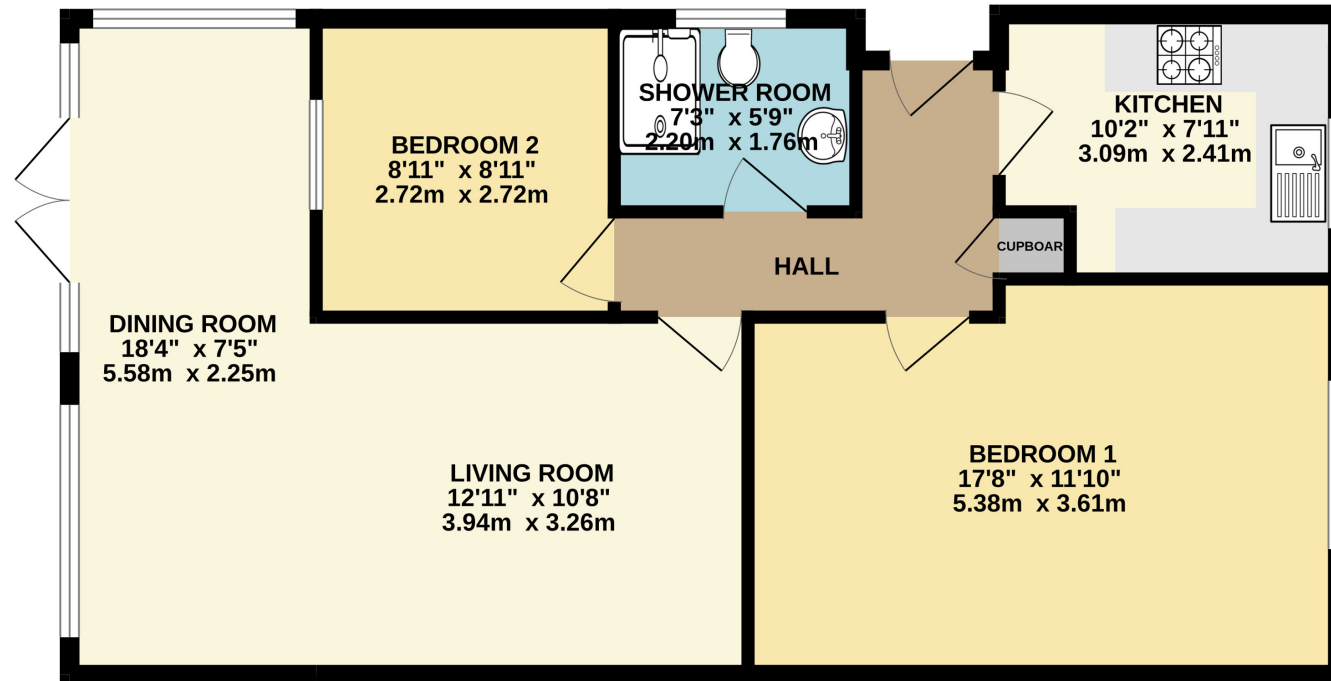
- Semi-Detached Bungalow
- West Facing Rear Garden
- Two Bedrooms
- Modern Kitchen & Shower Room
- Quiet Cooden Cul-De-Sac Location
- Garage En-Bloc
- No Onward Chain

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GROUND FLOOR



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		89
(81-91) B		
(69-80) C	69	
(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		

Exterior

The front garden is laid to lawn with mature shrubs and pathway leading to the entrance and gated side access to the rear garden.

The rear garden is predominantly laid to lawn and west facing. There is a variety of well-established shrubs, trees and a garden store.

Location

The bungalow is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.6 miles away along with Cooden Beach Golf Club. Bexhill town centre and the iconic seafront promenades are just 2 miles away.

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