




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£725,000 30 Pinewoods, Bexhill-on-Sea, East Sussex TN39 3UD
🛏️ 4 Bedroom 🛁 3 Bathroom 🛋️ 2 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this outstanding detached chalet bungalow. Situated in a highly sought after quiet location in Little Common, West Bexhill, the property offers accommodation in brief comprising; A particularly spacious reception hall with karndean flooring that leads through to the lounge/diner measuring in excess of 26ft with a feature fireplace and double doors opening out to the rear garden and ample space for both living room and dining room furniture. The modern fitted kitchen/breakfast provides a range of wall units, base units, and work surfaces. You will find integrated appliances including; A dishwasher, fridge/freezer, eye-level double oven, and a ceramic electric hob. There is a useful larder cupboard, space for a dining table, and side access out to the courtyard. On the ground floor there is a shower room, a generously sized dual-aspect double bedroom with newly fitted oak wardrobes. In addition, the ground floor benefits further from a shower room, a separate dual aspect dining room, and a four piece bathroom suite. The first-floor landing leads to the impressive master suite with double doors opening to the Juliet balcony offering far-fetched sea views. The master suite also has a modern fitted en-suite. The first floor also offers an additional double bedroom and a good-sized eaves storage space. Furthermore; The property benefits from gas central heating, the boiler being re-placed approximately just over 5 years ago with a megaflow hot water cylinder, off-road parking, a garage with an electric roller door, power & light. To appreciate the space and versatility this property provides in full, your earliest viewing comes highly recommended!

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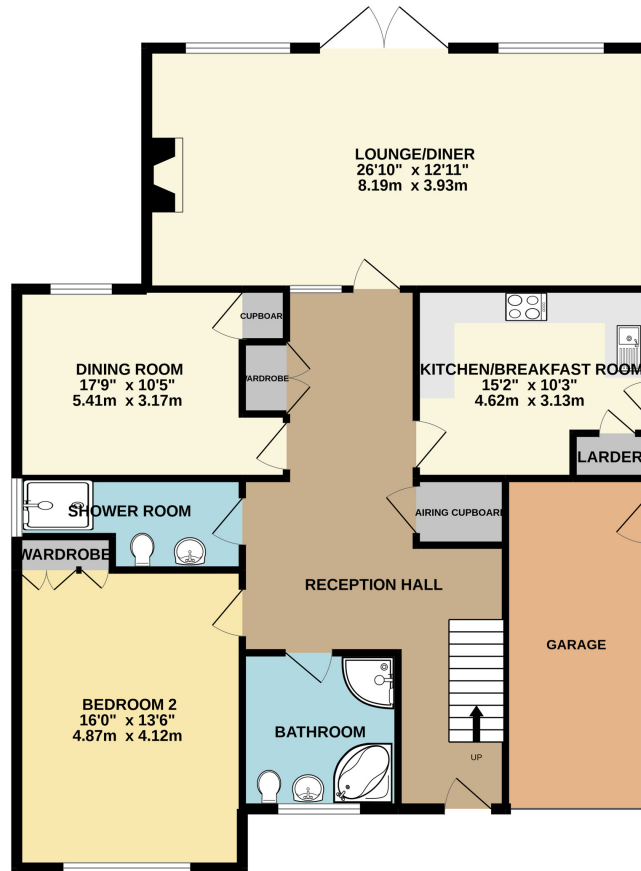


Key Features:

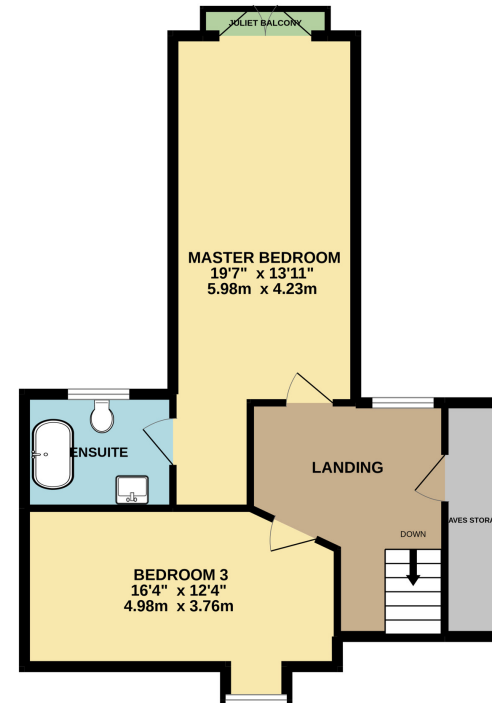
- Substantial Detached Chalet Bungalow
- Three/Four Bedrooms
- Garage & Off-Road Parking
- Sought After Location
- Three Bathrooms
- Large South Facing Rear Garden


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GROUND FLOOR
1322 sq.ft. (122.8 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1873 sq.ft. (174.0 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		
(92-100) 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		
		EU Directive 2002/91/EC

OUTSIDE -

The front of the property has a block-paved driveway providing off-road parking for three vehicles. There is an area of lawn, mature plantings and shrubs. Access is available to the garage via an electric roller door. The walled rear garden is south facing and spread over two levels. You will find a raised patio area, ideal for alfresco dining, and steps leading down to a further patio area with a large working fish pond. The rest of the garden is laid to lawn and you will find a large timber framed workshop and a timber framed shed, as well as three separate power points on the outside of the property. To the West side of the property you will find a pretty courtyard area with access into the garage, the kitchen and a water tap.

LOCATION -

The property is located just 0.5 miles from the popular village of Little Common with a range of independently owned shops, a Doctor's Surgery, a Dentist, and a Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.8 miles away. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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