



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£635,000 21 Greenways, Bexhill-on-Sea, East Sussex TN39 5HS
5 Bedroom 3 Bathroom 3 Reception



AT A GLANCE...

It is our pleasure to present for sale this substantial detached chalet bungalow. Throughout its current ownership, this deceptively spacious property has been meticulously renovated, offering an abundance of flexible space and accommodation on two floors, including; A double aspect generously sized lounge featuring a log burner and doors to both the dining room and additional reception room. There are a variety of modern fitted wall units and base units finished with laminate surfaces in the modern fitted kitchen/diner. Integrated appliances include a dishwasher, double oven, electric hob and a useful utility cupboard with space and plumbing for appliances. Additionally, there is a separate dining room and a further lounge with access to the rear garden. The ground floor has two double bedrooms with en-suite shower rooms and there is a separate cloakroom. A double bedroom with extensive fitted wardrobes can be found on the first floor. The family bathroom is equipped with underfloor heating and has a four-piece suite. There are two further double bedrooms on the first floor and access is available to the loft. Furthermore, the property benefits from a large enclosed entrance porch, double glazing and gas central heating via a combi boiler.



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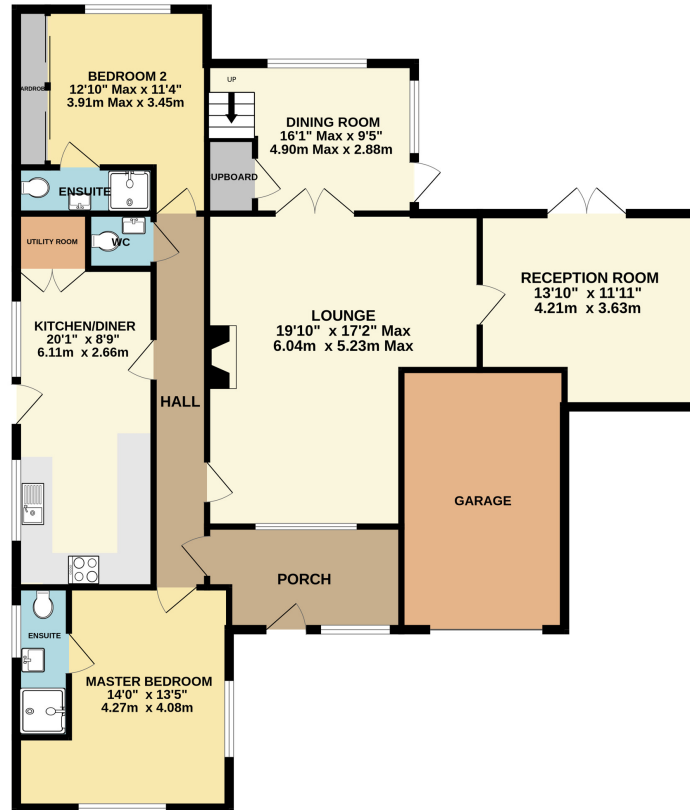
 5 Bedroom  3 Bathroom  3 Reception

Key Features:

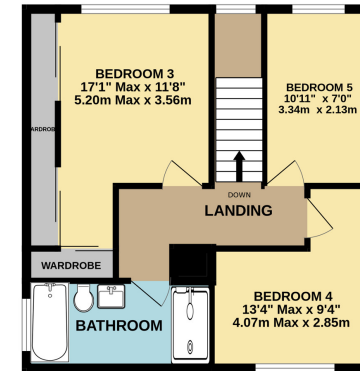
- South Facing Rear Garden With Bespoke Garden Studio & Summerhouse
- Three Reception Rooms
- Modern Fixtures & Fittings Throughout
- Extensive Off Road Parking & Garage
- Substantial Detached Chalet Bungalow
- Three Bathrooms
- Five Double Bedrooms
- Double Glazing & Gas Central Heating


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GROUND FLOOR
1429 sq.ft. (132.8 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 69 | 78 |
| EU Directive 2002/91/EC | | |

Outside

The front of the property has an extensive block paved driveway providing off-road parking for several vehicles. Access is available into the garage via double doors and benefits from power & light. The sizeable rear garden is predominantly laid to lawn and south facing. You will find a large patio area ideal for alfresco dining and a summerhouse and log cabin, both with power. There are various power points throughout the garden, an outdoor water supply and gated side access to the front of the property.

Location

The house is located just 1.6 miles from Bexhill's seafront promenades, Town centre, and mainline railway station. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. You will find a children's Nursery, Primary & Secondary School and a bus stop all within walking distance of the property along with a local convenience store.

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