




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

130 De la Warr Road, Bexhill-on-Sea, East Sussex TN40
£475,000 ^{2JL}  4 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

This deceptively spacious detached chalet bungalow is ideally located in a sought-after area, within close proximity to Glyne Gap beach and the popular Ravenside Retail Park.

The well-presented accommodation briefly comprises an enclosed entrance porch leading into a welcoming entrance hall. A spacious dual-aspect lounge features a character fireplace and double doors opening into the garden room, offering lovely views across the rear garden. The modern fitted kitchen provides an excellent range of wall and base units with laminated work surfaces and stylish under-counter lighting. Integrated appliances include a fridge/freezer, dishwasher, and eye-level microwave, with space for a range cooker, dining table and chairs. A side door provides convenient external access. To the ground floor are two generous double bedrooms and a contemporary four-piece family bathroom, comprising a walk-in shower, bath, wash hand basin and low-level WC.

The first floor offers two further double bedrooms enjoying distant sea views — one benefiting from an en-suite wash room and fitted wardrobes, and the other featuring a walk-in wardrobe. Additional benefits include double glazing, gas central heating, extensive off-road parking, and an integral garage, making this an impressive and highly versatile home.



Key Features:

- Deceptively Spacious Detached Chalet Bungalow
- Modern Kitchen & Bathroom
- Large South Facing Rear Garden
- Four Double Bedrooms
- Garage & Off Road Parking X 4
- Close Proximity To Local Amenities

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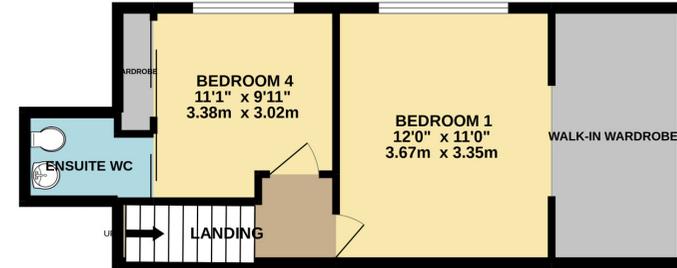
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GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(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 offers extensive off-road parking for at least four vehicles with side access available to the rear garden from both sides of the property. The rear garden is south facing and laid to patio. There is a raised patio area ideal for alfresco dining and steps down to a large patioed garden with a small pond, summerhouse, and timber-framed shed. You will also find a selection of mature shrubs and plantings.

LOCATION -

The property is located in a popular location in Bexhill. Close by you will find well regarded Primary Schools, St Richards Catholic College which is currently rated as outstanding by OFSTED, along with Bexhill 6th Form College. Bexhill mainline railway station is just 1.2 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. The beach at Glyne Gap is also within walking distance.

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