



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£699,999** Birkdale, Bexhill-on-Sea, East Sussex TN39 3TR  
🛏️ 3 Bedroom    🚿 2 Bathroom    🛋️ 2 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this outstanding detached bungalow with a substantial south-facing rear garden. This bungalow has been extensively renovated and extended during current ownership, resulting in generously sized accommodation that includes; A sizeable reception hall leading to the spectacular kitchen/diner reception room with two sets of bi-folding doors opening to the rear garden. The kitchen features a range of matching wall units and base units finished with quartz work surfaces and a central island. Integrated appliances include a dishwasher, two ovens, an induction hob, an under-counter freezer and tower fridge. A feature media wall with an inset flame effect fire, tiled flooring, and underfloor heating complete the room. The bungalow benefits from three good-sized double bedrooms. There is a shower room in bedroom one and double doors that opens onto the rear garden from bedroom three. Furthermore, there is a modern four-piece bathroom suite, a separate lounge with an inset log burner and a partial garage space currently used for utilities and storage. Under the current ownership, the bungalow has been completely re-plastered, had a new block-paved driveway, extensions, and new fixtures throughout.

\* The law requires that we declare to prospective purchasers that the manager of Bexhill Estates is connected to the sellers \*



### Key Features:

- Deceptively Spacious Detached Bungalow
- Three Double Bedrooms
- Substantial South-Facing Rear Garden
- Double Glazing & Gas Central Heating
- Extended & Modernised To A High Standard
- Four Piece Bathroom & En suite Shower Room
- Extensive Off Road Parking
- Little Common Location

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GROUND FLOOR  
1625 sq.ft. (150.9 sq.m.) approx.



TOTAL FLOOR AREA: 1625 sq.ft. (150.9 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 misstatement. 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.



#### OUTSIDE

At the front of the property, you will find an area laid to lawn with borders, together with side access to the rear and a newly laid extensive block-paved driveway. The substantial rear garden is south-facing and predominantly laid to lawn. There is a variety of well-established plantings throughout, as well as, two timber framed garden sheds and a feature pergola.

#### LOCATION

The bungalow is just 0.4 miles from the popular village of Little Common with a range of independently owned shops, Doctor's Surgery, Dentists and a Tesco Express. A very short walk from the Bungalow, 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 Bexhill offering regular services into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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