



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS  
Tel : 01424 233330

**£399,999** 33 Lychgate Close, Bexhill-on-Sea TN40 2EW  
3 Bedroom 1 Bathroom 1 Reception  
Offers in excess of



## AT A GLANCE...

This impressive detached bungalow is located in a quiet cul-de-sac location a short walk to the picturesque Bexhill old town. Having been subject to a complete refurbishment during current ownership, finished to an exceptional standard with modern fixtures & fittings. Boasting abundant natural light and beautiful roof top views, accommodation includes: A welcoming entrance hall leads to the particularly spacious dual aspect lounge/diner with two sets of double doors opening out to the rear garden and ample space for both living room and dining room furniture. The modern fitted kitchen features matching wall and base units, an integrated 5-ring gas hob, electric double oven and a dishwasher. Additionally, the kitchen has space for a fridge freezer and a door out to the utility room with space and plumbing for appliances.

The bungalow has three bedrooms. Two of the bedrooms benefit from beautiful roof top views across Chantry and built-in double wardrobes. The modern fitted bathroom has a panelled bath, shower cubicle and wash hand basin. Adjacent to the bathroom is a separate cloakroom.

Additional features of the property include a new heating system with a mix combination boiler controlled via a 'Nest' home system. There is remote controlled adjustable LED lighting throughout the bungalow, composite flooring in the living areas, oak doors and a large fully insulated loft space.



### Key Features:

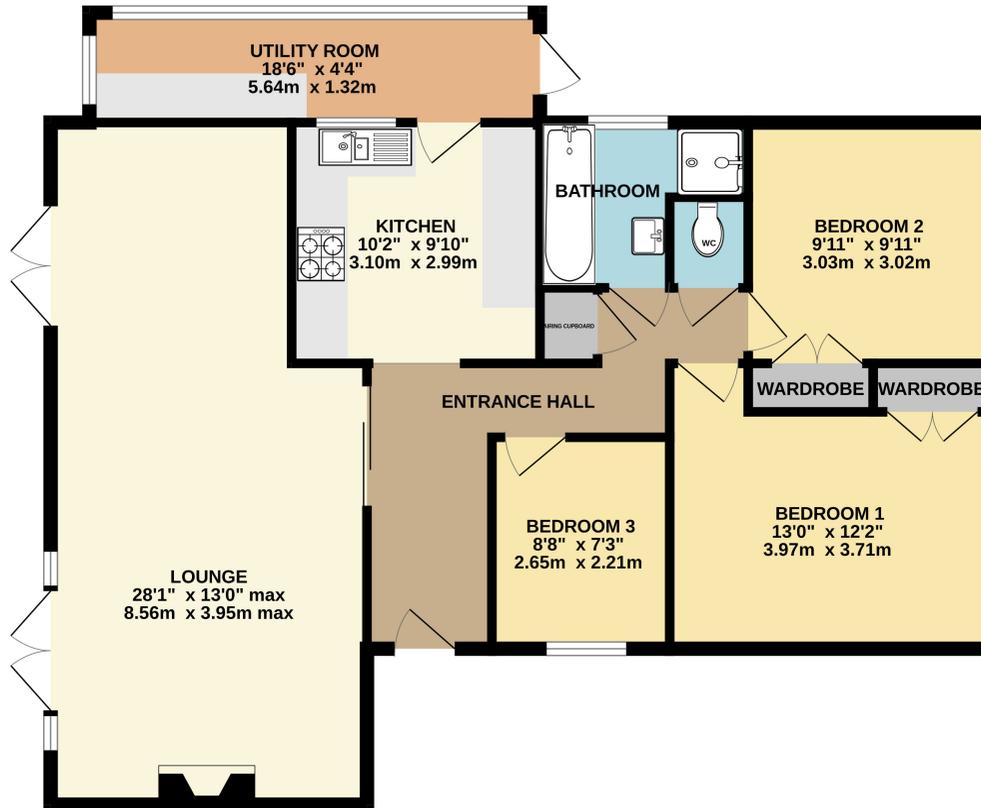
- Impressive Detached Bungalow
- Three Bedrooms
- Landscaped South-Facing Rear Garden
- Utility Room & Separate WC
- Refurbished To An Exceptional Standard
- Modern Kitchen & Bathroom
- Off Road Parking & Garage
- Quiet Cul- De- Sac Location

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GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          | 66      | 84        |
| EU Directive 2002/91/EC                     |          |         |           |

### Location

The bungalow is located in the popular Chantry area of Bexhill and within walking distance of Chantry Primary School. The picturesque old town is a short walk away, together with the iconic seafront promenade and the mainline train station offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

### Exterior

Located to the front of the property is a well-stocked flower bed with shrubs and bushes, and a gated side access to the rear garden. There is off-road parking and access into the garage via an electric roller door. The landscaped south facing rear garden boasts plenty of privacy, predominantly laid to lawn with a patio area's ideal for alfresco dining. The garden is enclosed by new wooden fencing. You will find raised flower beds, a garden shed and two well established fruit trees.

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