



2 Sycamore Close, Bexhill-on-Sea, East Sussex, TN39 4PZ

Generous Three Bedroom Detached Chalet Bungalow In A Peaceful Cul-De-Sac Within Little Common
£525,000 - Freehold



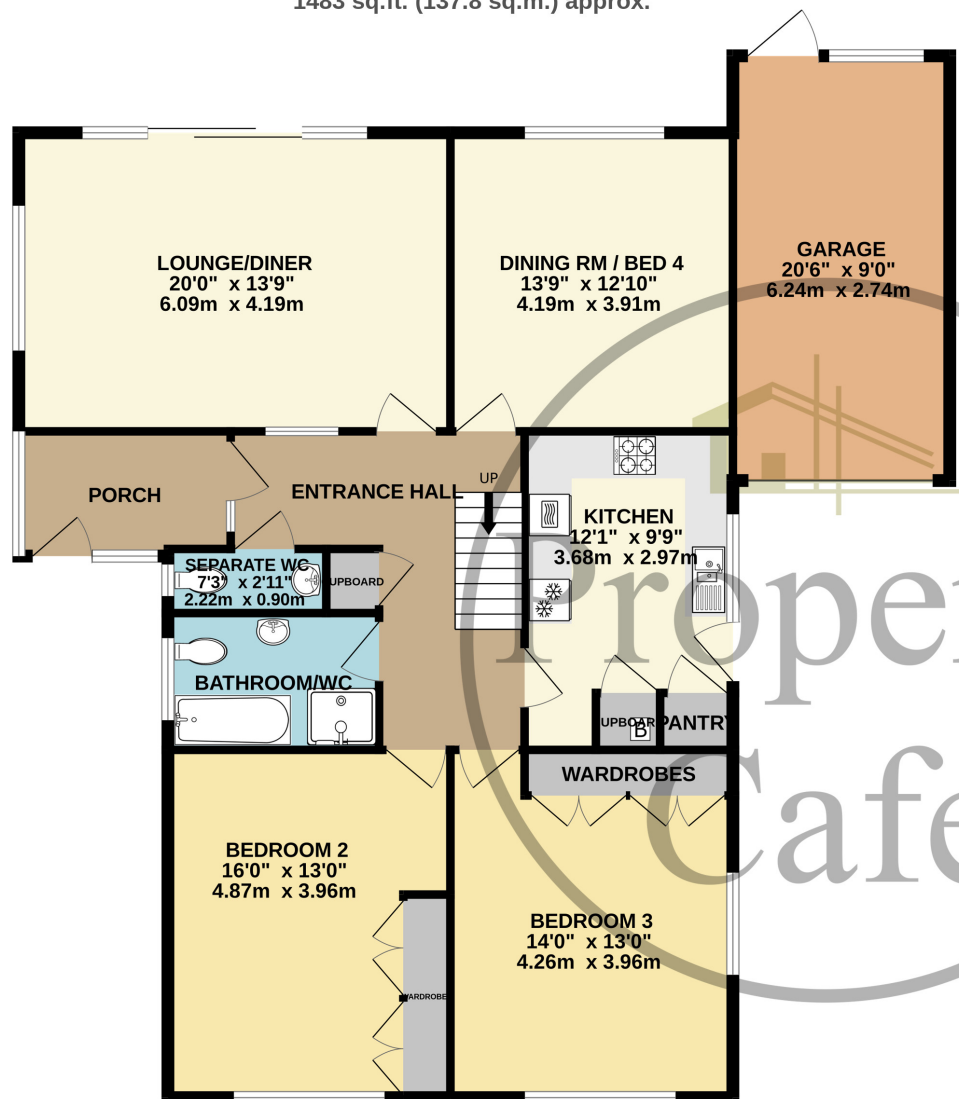


Property Cafe are delighted to present to the market this very spacious, three/four bedroom, detached chalet bungalow for sale conveniently positioned within a quiet & peaceful cul-de-sac only walking distance away from little Common village.

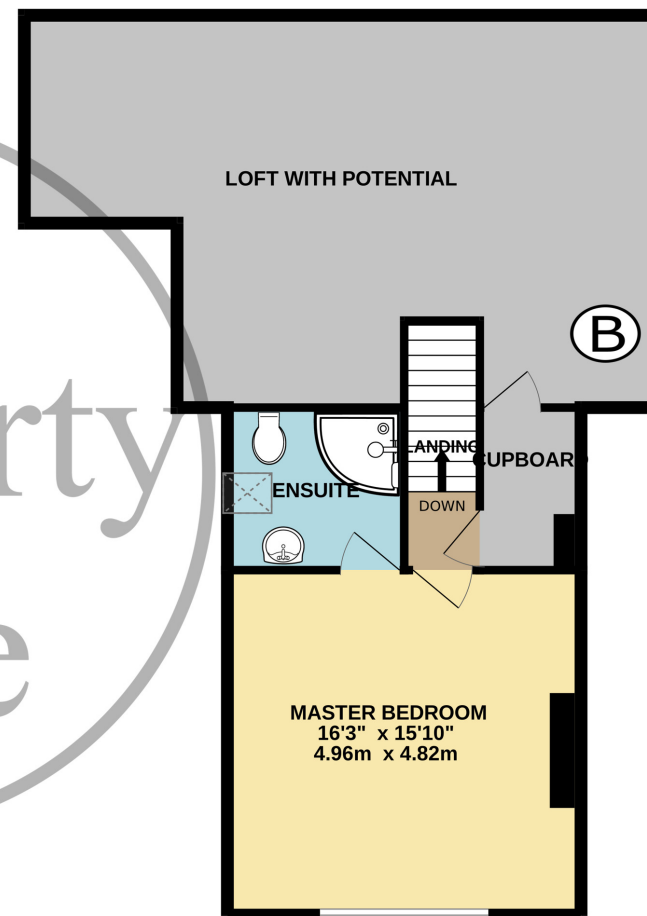
Accommodation and benefits include; An enclosed porch leading onto a spacious inner hallway with built in storage; An impressive lounge/diner offering ample space to relax & entertain in addition to a westerly outlook; Fitted kitchen with ample cupboard & worktop space including integrated appliances such as fridge/freezer, electric oven & gas hob as well as space for freestanding white goods; Three well proportioned ground floor double bedrooms, one of which could be used as a separate dining room if preferred; Ground floor four piece family bathroom consisting of a bath, separate shower cubicle, wash basin & WC as well as a further separate WC ideal for guests; Upstairs comprises of a Master bedroom, vast in size also benefitting from an en suite shower room; Substantial loft space with scope and potential to extend into subject to the relevant permission being granted. Externally this property boasts a west facing rear garden, single garage and off-road parking. The chalet bungalow is offered for sale in reasonable condition throughout, in neutral colour schemes, gas central heated, double glazed and with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR
1483 sq.ft. (137.8 sq.m.) approx.



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 2322 sq.ft. (215.7 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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Bedrooms: 3
Receptions: 2
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (66)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Detached Chalet Bungalow For Sale
 - Three/Four Double Bedrooms
 - Generous Lounge/Diner
 - Fitted Kitchen Including Integrated Appliances
 - Master Bedroom With En-Suite Shower Room
- Single Garage & Off-Road Parking
 - Gas Central Heated & Double Glazed Throughout
 - Sought After Residential Position Within Little Common
 - Sold With No Onward Chain
 - Viewing Highly Recommended.