



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£525,000** The Mead, Bexhill-on-Sea, East Sussex TN39 3TP  
🛏️ 2 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception







## AT A GLANCE...

A generously sized detached bungalow is now available for sale through Bexhill Estates with NO ONWARD CHAIN. The bungalow is situated in a quiet and favourable cul-de-sac in Little Common and features a spacious lounge with a feature gas fireplace and an opening into the dining room. Adjacent to the dining room is the fitted kitchen with a range of matching wall units and base units finished with granite work surfaces. There is space for a dishwasher, a useful larder, an integrated eye-level oven and a gas hob. In addition, there is a utility room and a conservatory with views of the rear garden. The bungalow benefits further from two double bedrooms, both with fitted wardrobes and one with an en-suite shower room. Furthermore, the large entrance hall is a particular feature of the property separating the reception areas from the bedrooms with a large storage cupboard that has been made into a study area. The hall and master bedroom feature original herringbone parquet flooring in very good condition. Additionally, there is a bathroom off the hall and a separate cloakroom. The bungalow is fully double-glazed and centrally heated via a combi-boiler.



### Key Features:

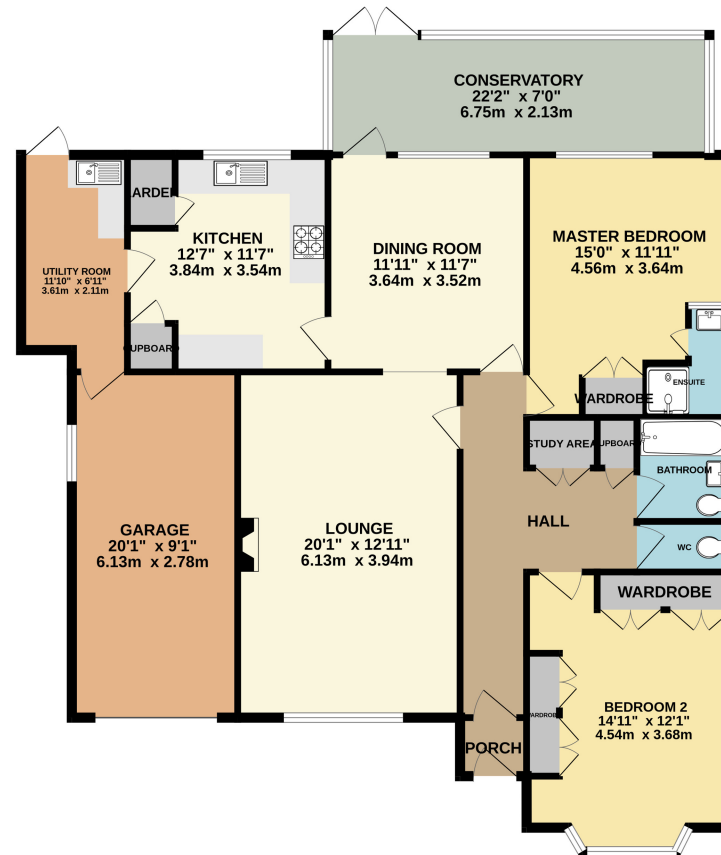
- Deceptively Spacious Detached Bungalow
- Two Double Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Large Conservatory
- Two Double Bedrooms
- South Facing Rear Garden
- Kitchen & Separate Utility Room
- Off-Road Parking & Integral Garage

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GROUND FLOOR  
1539 sq.ft. (143.0 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 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.





### OUTSIDE

The front garden has an area of lawn and a selection of well-established plantings. There is a driveway for off-road parking and access is available into the oversized garage via an electric up & over door where you will find the boiler and electricity.

The rear garden is south-facing and predominantly laid to lawn. There is small pond, a greenhouse and timber-framed garden sheds. Throughout the garden there is variety of mature shrubs, trees and plantings, together with fruit trees and a patio area ideal for alfresco dining.

### 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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