



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£315,000** 3 Deans Close, Bexhill-on-Sea, East Sussex TN39 4DF  
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception







## AT A GLANCE...

Featuring a south-facing garden, extensive off-road parking and a detached garage, this semi-detached bungalow is being sold with no onward chain. In a quiet cul-de-sac close to local amenities, this bungalow offers accommodation including a triple aspect lounge/diner with a feature fireplace and ample space for both living room and dining room furniture. The fitted kitchen has dual aspect, matching wall & base units, a door to the rear garden and space for appliances. There are two double bedrooms in the bungalow both with fitted wardrobes and there is a bathroom suite. Furthermore, the property benefits from gas central heating, double glazing and a large loft space.



### Key Features:

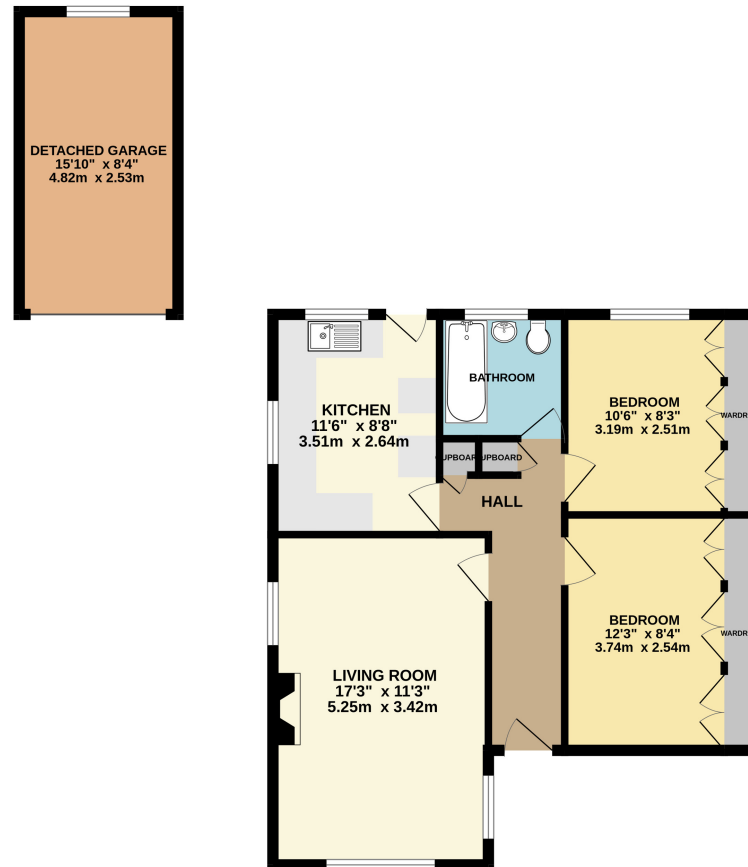
- Semi-Detached Bungalow
- South-Facing Garden
- No Onward Chain
- Two Double Bedrooms With Fitted Wardrobes
- Extensive Off Road Parking & Detached Garage
- Quiet Cul De Sac Location

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GROUND FLOOR  
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.8 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</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>		<b>71</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Exterior

There is an extensive brick-paved driveway to the front and side of the property offering off-road parking for multiple vehicles. There is a small low-maintenance garden at the front of the property and a detached garage with power and light to the side. The rear garden is tiered, south-facing and predominantly laid to lawn. There are tiered areas in the garden, a garden shed and mature flower beds.

### Location

Situated a short walk to Bexhill Downs, the property is located in a desirable neighbourhood just over 1 mile from Bexhill Town Centre. Little Common Village is also just over a mile away. Within a short distance, you will find both Primary & Secondary Schools, as well as a well-regarded Nursery. Collington train station is just over a mile away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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