



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£540,000** Birkdale, Bexhill-on-Sea, East Sussex TN39 3TG  
🛏️ 2 Bedroom    🚿 2 Bathroom    🛋️ 2 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this modern and fully refurbished two bedroom detached bungalow. Situated within walking distance to the popular village of Little Common in a sought after location, the bungalow has been refurbished and extended by the current owners to a very high standard, including rewiring, a new boiler, new double glazing to all windows apart from the shower room, new kitchen, new ceilings and new flooring throughout. The accommodation comprises of entrance porch leading through to the inner hall, dual aspect lounge/diner with electric fire with door out to garden lobby leading to rear garden, study/guest bedroom (formerly the garage), two double bedrooms, fitted kitchen with induction hob, space for washing machine, tumble dryer, fridge/freezer and dishwasher with door out to the rear garden, modern fitted shower room, newly fitted kitchen, new fitted family bathroom and off road parking. To appreciate the work that has been carried out, viewing is essential!



### Key Features:

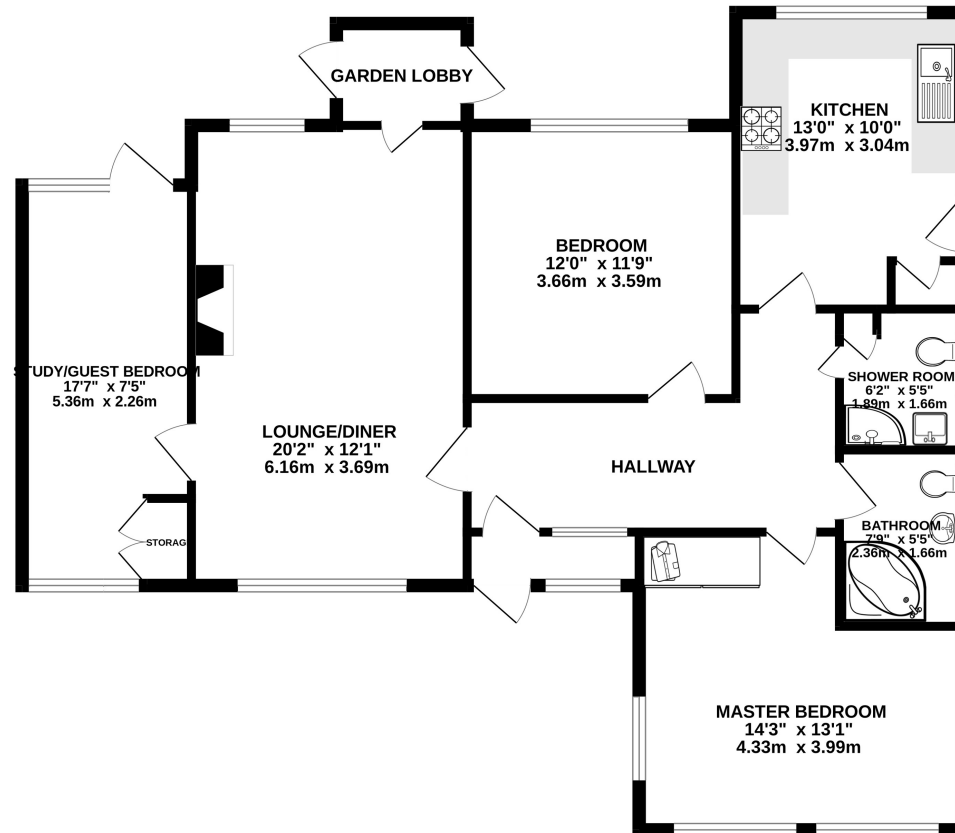
- Sought After Little Common Village
- Modern Fitted Bathroom
- Off Road Parking
- Lounge/diner
- New double glazing
- Two Double Bedrooms
- Modern Fitted Shower Room
- Gas Central Heating
- Fully refurbished detached bungalow
- Newly fitted kitchen

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GROUND FLOOR  
1036 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 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>		
(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			
		70	84
England, Scotland & Wales		EU Directive 2002/91/EC	

### Outside

The front of the property offers block paved driveway providing off road parking for several vehicles and side access to the rear garden.

The rear garden is mainly laid to lawn with a spacious patio area with canopy covered area, a small pond, greenhouse, shed and summerhouse.

### Location

Situated in a favourable location, within walking distance to the Village of Little Common, Cooden Beach and Cooden Train station are just 0.9 miles away along with regular services routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Within the Village you will find a range of Independently owned shops, Tesco Express, Doctors Surgery, Dentist and Little Common primary School, currently rated as 'Good' by OFSTED. The Closest Secondary Schools being Bexhill Academy, current OFSTED rating 'Good' and St Richards Catholic College current OFSTED rating 'Outstanding'. Bexhill Town centre is just 1.8 miles away with seafront promenades, the iconic 'De La Warr Pavillion and well regarded Restaurants.

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