




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£895,000 Fantails, Sandhurst Lane, Bexhill-on-Sea TN39 4RH
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



AT A GLANCE...

With great pleasure, Bexhill Estates offers this truly exceptional semi-rural property for sale. Accessed via a private driveway from Sandhurst Lane, boasting a one-acre landscaped plot with annexe potential and abundant natural light. Tranquil views of the surrounding gardens can be enjoyed from all of the rooms within the property, which include; Featuring a log-burning fireplace, sliding doors to the sun terrace, and plenty of space to accommodate both living room and dining room furniture, this reception room measures over 31 feet. The kitchen/diner has a triple aspect with a range of matching wall units and base units, finished with laminate work surfaces. In addition, there is space and plumbing for appliances and a separate utility area. From the reception hall, an inner hall leads to a large bathroom suite and two double bedrooms. In our opinion, this area could be used as a separate annexe if required. From the reception room, three steps lead up to bedroom four and the master suite featuring an extensive range of fitted wardrobes and an en-suite bathroom. There is a useful storage area in this part of the bungalow, as well as an inner hall with views of the sun terrace. Furthermore, the property benefits from gas central heating, double glazing and a large loft space.



Key Features:

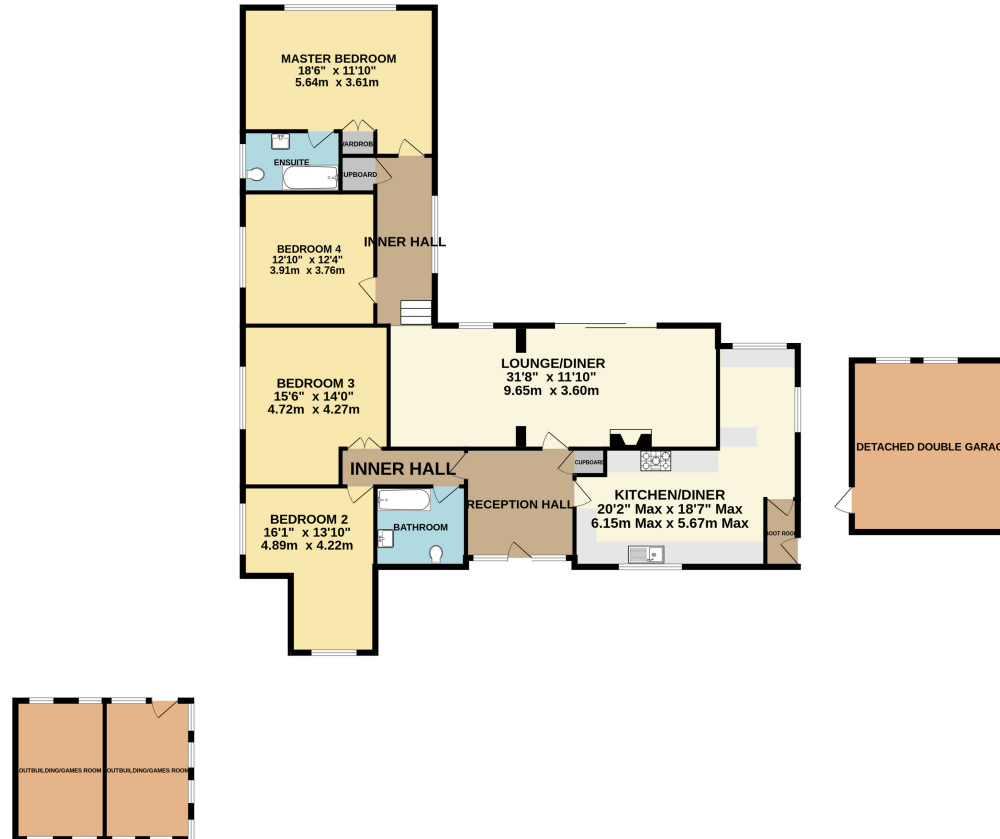
- Stunning Acre Plot
- Four Double Bedrooms
- Detached Double Garage & Extensive Off Road Parking
- Accommodation Just Under 2000 Square Feet
- Set In A Private Position Off Of Sandhurst Lane
- Versatile Detached Bungalow
- Two Bathrooms
- Private Secluded Position Just A Mile From Little Common Village
- Large Outbuilding/Games Room

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GROUND FLOOR
2321 sq.ft. (215.7 sq.m.) approx.



TOTAL FLOOR AREA: 2321 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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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+)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Outside

The property sits within a one-acre plot of beautifully landscaped gardens. The gardens are predominantly laid to lawn with a wide range of well-established plants, trees and shrubs. There is a south-facing sun terrace ideal for alfresco dining, together with additional seating areas and a summer house with power. Additionally, there is a large vegetable garden, greenhouse, log store, barbeque and external lighting. There is a large timber outbuilding, currently arranged as a hobby room/games room, ideal for further conversion to office/studio space if required. There is extensive off-road parking with an private and extensive 'in & out' driveway. The double garage is accessed via an up & over door and benefits from power & light.

Location

Situated on the outskirts of the sought-after Village of Little Common offering a range of independently owned 'Day-to-Day' shops, Doctors' surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station, just 1.3 miles away, with regular services into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. The closest Primary School is Little Common Primary School, currently rated as 'Outstanding' on the latest Ofsted report. From the property itself you will find many public twittens offering scenic countryside walks.

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