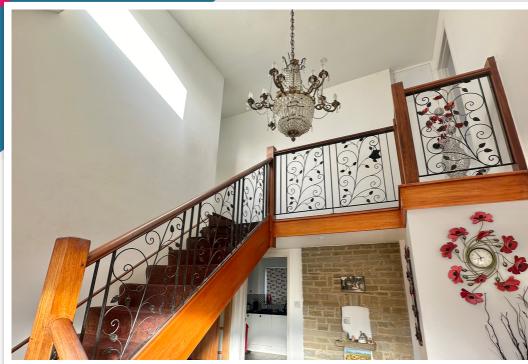


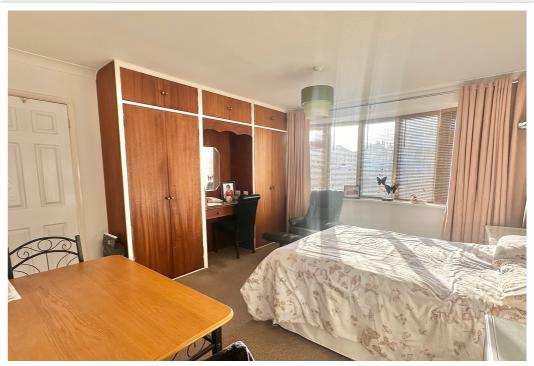


Tel: 01424 233330









# AT A GLANCE...

This deceptively spacious detached chalet bungalow with a ground-floor annexe is offered for sale by Bexhill Estates. Situated in a quiet cul-de-sac, the property offers versatile accommodation including an impressive reception hall with a vaulted ceiling leading through to the generously triple-aspect lounge/diner with a feature fireplace. The modern fitted kitchen includes a range of matching wall and base units with laminate work surfaces, there is an integrated dishwasher, space and plumbing for appliances, together with space for a small dining table & chairs and access to the rear garden. From the reception hall, there is a lobby leading to a potential annexe area that includes a four-piece bathroom, a large double bedroom and a fitted kitchen. On the first floor can be found a split-level landing. There is an ensuite double bedroom, a further double bedroom, a single bedroom and a bathroom suite. Furthermore, the property benefits from double glazing, gas central heating via a megaflow system, off-road parking and an integral garage.

Gatelands Drive, Bexhill-on-Sea, East Sussex, TN39 4DP













## **Key Features:**

- Detached Chalet Bungalow
   Modern fitted
- Four Bedrooms
- Quiet Cooden Cul-De-Sac
   Spacious Dual Aspect Location
- Annexe Accommodation If
   Three Bathrooms Required
- Kitchen/Diner
- Reception Room

  - In & Out Driveway For Multiple Vehicles & Garage



GROUND FLOOR 1224 sq.ft. (113.7 sq.m.) approx.

1ST FLOOR 616 sq.ft. (57.3 sq.m.) approx.





#### TOTAL FLOOR AREA: 1840 sq.ft. (171.0 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** -

To the front of the property, you will find an 'in & out' driveway and access to the garage via double doors. The garage benefits from power & light, together with a door to the rear garden.

The rear garden is predominantly laid to lawn with a selection of mature shrubs and plantings, there is a further small garden to the side of the property.

## LOCATION -

The property is situated within close proximity to local amenities. Bexhill Town Centre & seafront promenades are just over a mile away, together with Bexhill mainline railway station offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. You will find children's nurseries, primary schools and secondary schools all within a mile away.

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4 Bedroom ←3 Bathroom ←2 Reception

