




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£585,000 Eden Drive, Bexhill-on-Sea, East Sussex TN39 3RL
🛏️ 5 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



AT A GLANCE...

We are delighted to offer for sale this generously sized detached chalet bungalow. Situated in a highly desirable location in west Bexhill, the property provides versatile accommodations including; A dual-aspect lounge measuring just over 28ft in length with a feature fireplace. The fitted kitchen/diner features a range of matching wall units and base units with an integrated oven/hob, space for additional appliances, a dining area, and access to the rear garden. In addition, the ground floor benefits from two double bedrooms and a four-piece bathroom suite. On the first floor can be found three bedrooms, one of which with an en-suite. Furthermore, the property benefits from gas central heating & double glazing.



Key Features:

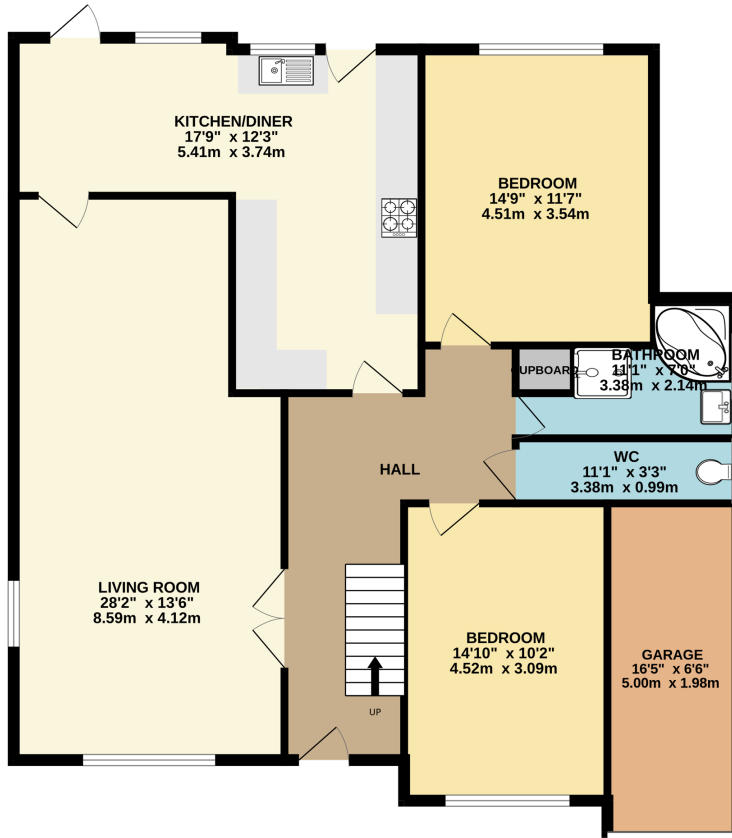
- Detached Chalet Bungalow
- Five Bedrooms
- Two Bathrooms
- Off Road Parking & Garage
- Generously Sized Accommodation
- Gas Central Heating & Double Glazing
- Highly Desirable West Bexhill Location

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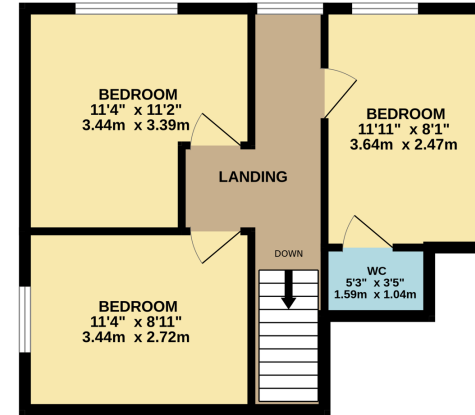
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GROUND FLOOR
1280 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Outside

The block-paved driveway provides off-road parking for two/three vehicles. There is gated side access to the rear garden and access into the garage via an up & over door, where you will find both power & light. The rear garden has been undergoing a refurbishment. There are newly built walls and a large area that is a blank canvass for the new owners to create to their own liking.

Location

Just 0.8 miles from the property is Little Common, a village with a range of independent shops, a doctor's surgery, a dentist, and a Tesco Express. The property is located a short walk from a bus stop with regular routes into Bexhill Town Centre and the seafront promenade just 0.9 miles away. There are regular trains into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria from Collington, the closest mainline station.

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