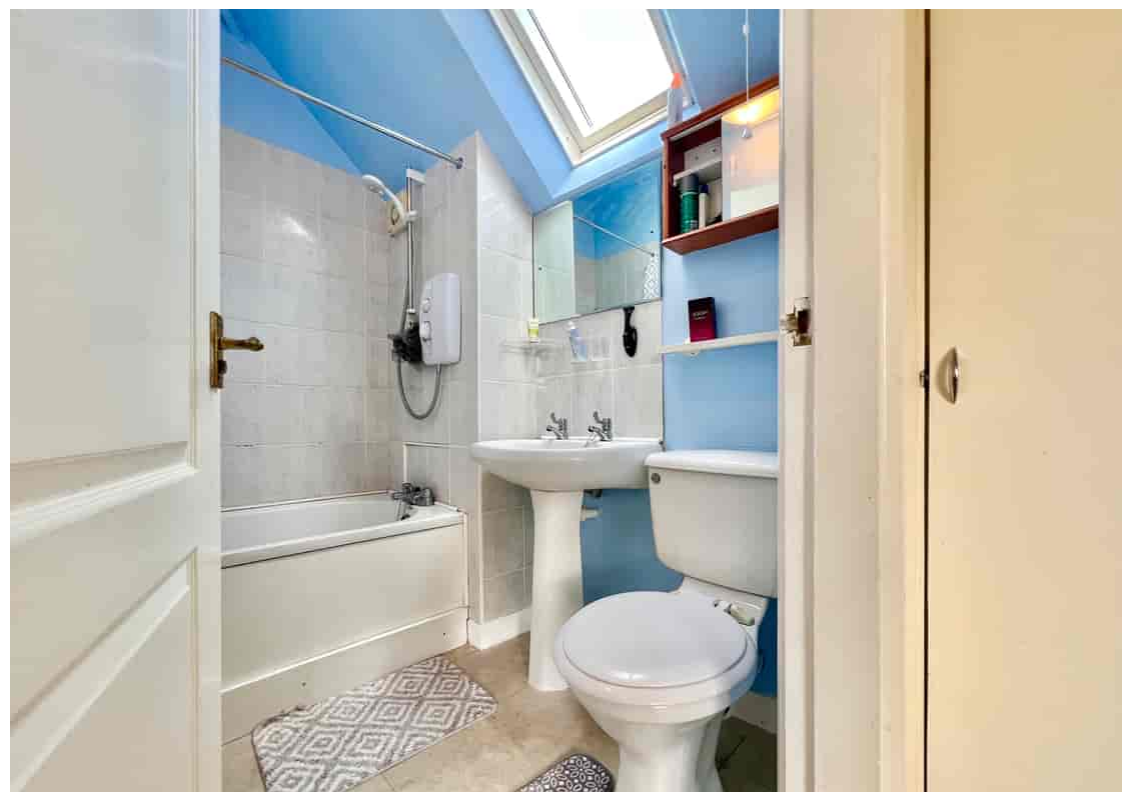




53 The Gorseway, Bexhill-on-Sea, East Sussex, TN39 4NA

Substantial Three Bedroom Detached Chalet Bungalow £475,000 - Freehold



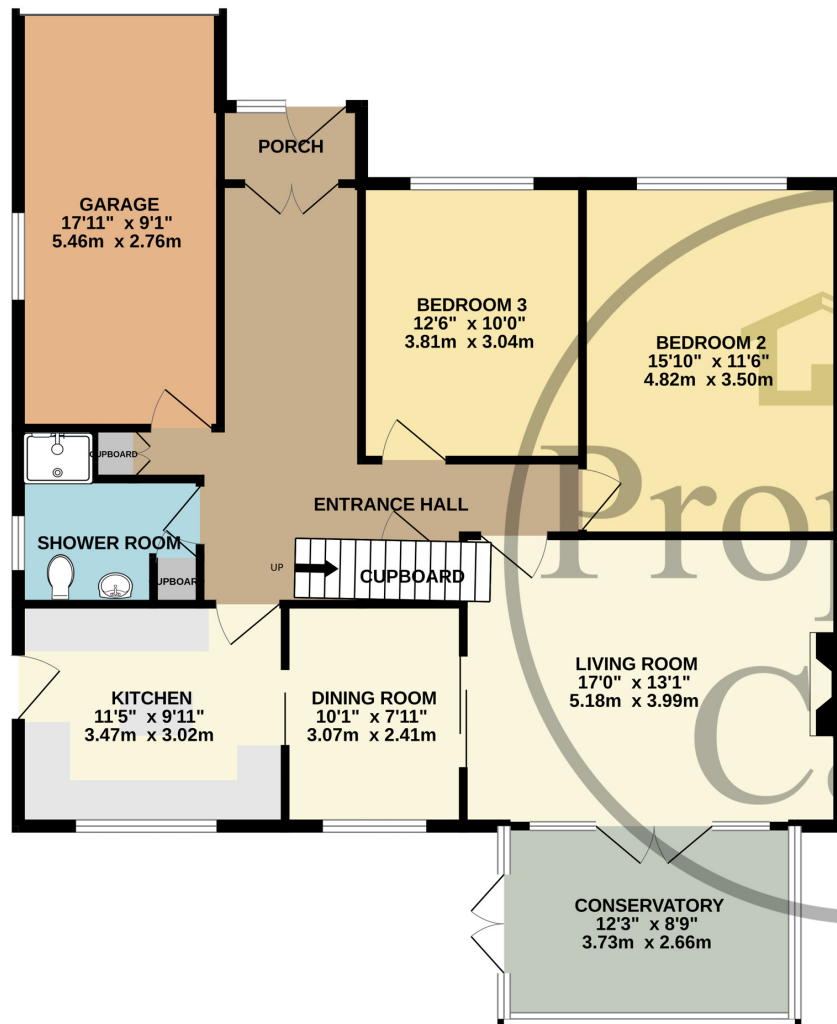


Property Cafe are delighted to present to the market this substantial & well proportioned, Larkin built, three bedroom, detached chalet bungalow for sale situated in the heart of Little Common just a short walk into the village given access to the local shops. Accommodation and benefits include; A light & airy porch giving access into an entrance hall; Spacious lounge at the rear of the property ideal for relaxing & entertaining; Separate dining room; West facing conservatory overlooking the garden; Fitted kitchen offering ample cupboard & worktop space as well as integrated oven & hob with space for freestanding white goods; Two generously sized ground floor double bedrooms and a ground floor shower room. Upstairs comprises of a master bedroom & en-suite bathroom with built in wardrobe; An additional room, ideal as a study space or walk in wardrobe and a vast amount of accessible loft space which has had planning permission granted for a fourth west elevation bedroom to be built. Externally this house boasts off-road parking for several cars, a single garage with newly fitted Garrola electric door and west facing rear garden. This property is offered for sale in neutral colour schemes throughout and is sold with no onward chain, we recommend you view at your earliest convenience.

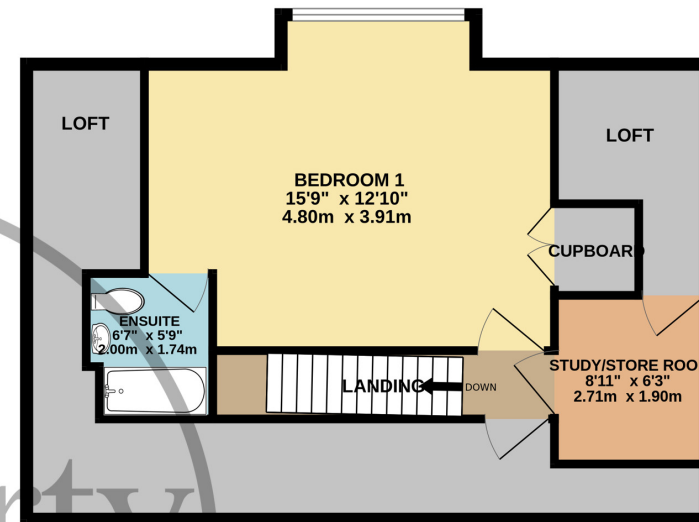
The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



GROUND FLOOR
1275 sq.ft. (118.4 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1924 sq.ft. (178.7 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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Bedrooms: 3
Receptions: 2
Council Tax: Band E
Council Tax: Rate 2982
Parking Types: None.
Heating Sources: None.
Electricity Supply: None.
EPC Rating: E (40)
Water Supply: None.
Sewerage: None.
Broadband Connection Types: None.
Accessibility Types: None.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		75
C		
(55-68)		
D		
(39-54)	40	
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Detached Three Bedroom Chalet Bungalow For Sale
 - Two Separate Reception Rooms
 - Well Proportioned Fitted Kitchen
 - West Facing Conservatory & Garden
 - Two Ground Floor Double Bedrooms
 - Ground Floor Bathroom.
 - Master Bedroom & Ensuite on 1st Floor
- Single Garage With Internal Access
- Off-Road Parking For Several Cars
- Extensive & Accessible Loft Space
- Sought After Little Common Location
- Planning Permission Granted For a 4th Bedroom
 - Sold With No Onward Chain.
 - Viewing Highly Recommended