



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£500,000** Willow Drive, Bexhill-on-Sea, East Sussex TN39 4PX  
🛏️ 2 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



## AT A GLANCE...

It is with great pleasure that we offer this immaculate detached bungalow for sale. Ideally located in Little Common, within walking distance to the village the bungalow features modern fixtures & fittings and accommodation that includes; A modern fitted kitchen with matching wall units and base units. Integrated appliances include a fridge/freezer, a dishwasher and space for additional appliances. The kitchen leads to the conservatory, which features a view of the rear garden and double doors out to a patio area. The lounge also has double doors out to the rear garden. The bungalow has two double bedrooms, one of which has a bay window, fitted wardrobes, and an en-suite bathroom. In addition, there is a modern fitted bathroom suite, double glazing, gas central heating and a part-boarded, fully insulated loft space.



### Key Features:

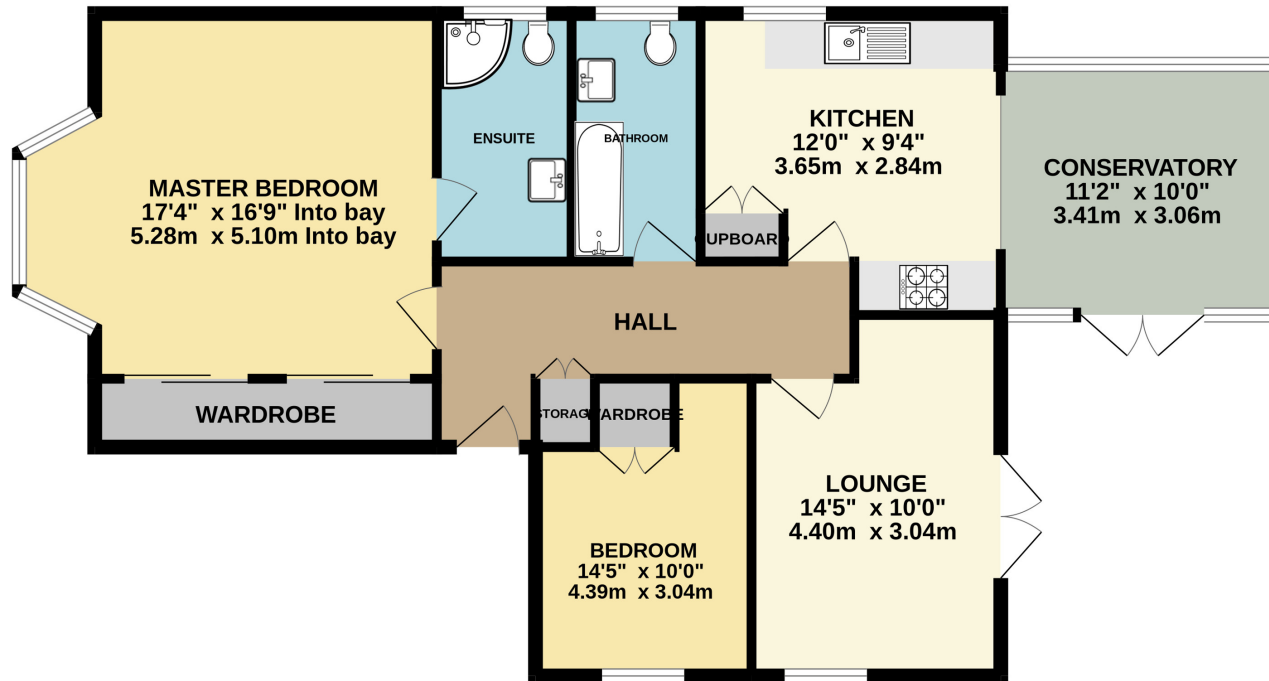
- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Modern Kitchen & Bathrooms
- Walking Distance To Little Common Village
- Two Bathrooms
- Off Road Parking

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GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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			
England, Scotland & Wales		66	82
EU Directive 2002/91/EC			

### Outside

The front garden is laid to lawn with a variety of mature plantings, gated access to the rear garden from both sides of the property and off-road parking for two vehicles.

The rear garden is sectioned into two parts. Adjacent to the bungalow is an area of lawn and seating area. To the rear is a further area of garden predominantly laid to patio with an area of decking, grass and mature shrubs and fruit trees. Throughout the garden there is various storage facilities and plants.

### Location

The property is a 5-minute walk into the village of Little Common gives you access to, amongst others, a pub with a restaurant, Tesco Express, GP surgery, pharmacy, hairdressers, launderette, and a delicatessen. Local buses will take you to Bexhill town centre and Hastings, or Eastbourne. Cooden train station is just 1.4 miles away offering direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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