



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£470,000 72 Birkdale, Bexhill-on-Sea, East Sussex TN39 3TG
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

This beautifully presented detached bungalow occupies a highly convenient location within walking distance of Little Common village amenities and excellent transport links.

Flooded with natural light and finished with modern fixtures and fittings throughout, the property offers well-planned accommodation. An enclosed entrance porch leads into the inner hallway, opening to a dual-aspect lounge/diner featuring a bay window and a feature gas fireplace. The modern fitted kitchen is equipped with matching wall and base units, tiled splashbacks and flooring, an integrated oven and hob, and space for additional appliances.

The bungalow further comprises two generous double bedrooms with built-in wardrobes, a contemporary bathroom suite, a separate cloakroom, and a conservatory overlooking the beautifully maintained rear garden.

Additional benefits include double glazing throughout, gas central heating via a regularly serviced boiler installed in 2022, and a particularly spacious loft with two Velux windows, offering potential for conversion or additional storage.



Key Features:

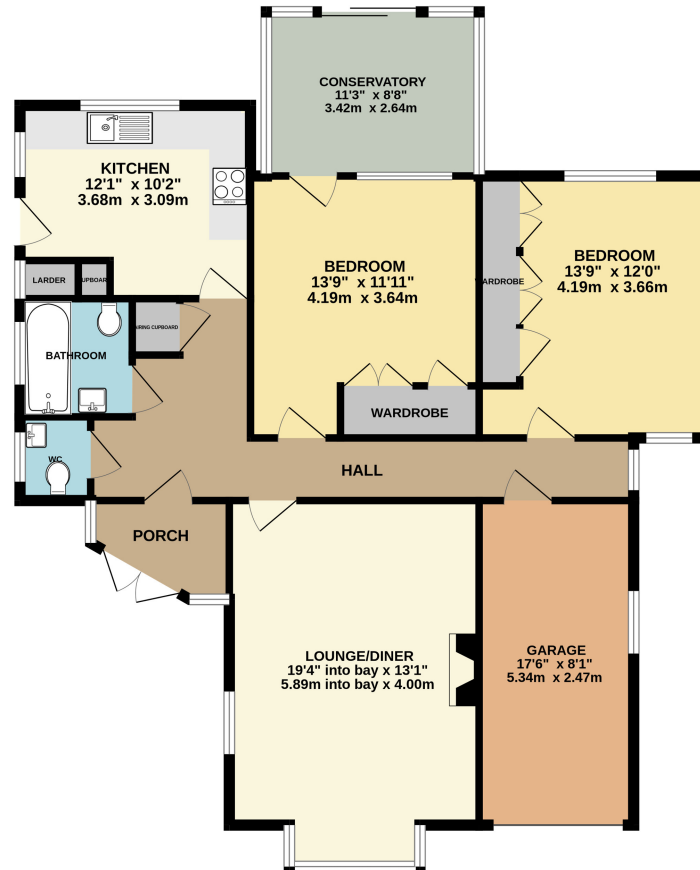
- Detached Bungalow
- Two Double Bedrooms
- Contemporary Kitchen & Bathroom
- Off Road Parking & Garage
- Walking Distance To Little Common Village Amenities
- Dual Aspect Living Room & Conservatory
- Beautifully Kept Gardens

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GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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Exterior

At the front of the property, there is a low-maintenance garden, off-road parking, and access to the garage via a remote-controlled door. The rear garden is a standout feature of the home. It is predominantly laid to lawn and complemented by a variety of well-established shrubs and mature planting. The garden also offers inviting seating areas, perfect for alfresco dining, along with a greenhouse and garden sheds for additional storage.

Location

The property is ideally situated within a short walk of the popular village of Little Common, which offers a variety of independently owned shops, a doctor's surgery, a dentist, and a Tesco Express. Bus stops are conveniently located close by to the property, providing regular services to Bexhill Town Centre. The seafront promenades are approximately 0.7 miles away. The nearest mainline railway station is Cooden Beach, offering regular services to Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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