



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£575,000 9 Drayton Rise, Bexhill-on-Sea TN39 3TH
4 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

Bexhill Estates is pleased to present to the market this immaculately kept and deceptively spacious detached chalet bungalow. Situated in the sought-after village of Little Common, the property boasts an abundance of natural light, character & charm with accommodation which includes; An enclosed entrance hall opening into the inner entrance hall. Located on the ground floor, the lounge features an inset log burner, a media wall, built-in book shelves and double doors lead into the impressive kitchen reception area. Featuring large kitchen cupboards, a stove fan oven with a gas hob and granite work surfaces, this room is a large, versatile space with engineered oak flooring and access to the rear garden via double doors. A kitchen extension adjoins the kitchen reception room which features matching wall units and base units with an inset sink drainer and space for appliances. In addition, the ground floor benefits from two bedrooms, a bathroom and a separate cloakroom. On the first floor, a dual-aspect bedroom runs the depth of the first floor with a walk-in wardrobe and storage cupboards. There is a further double bedroom with built-in wardrobes, a shower room and an airing cupboard on the first floor. Moreover, both first-floor bedrooms have access to extensive eaves storage as well as a loft overhead.

The property was subject to a complete roof replacement approximately 6 years ago and is fitted with solar panels with a feed-in tariff owned outright and significantly reducing energy bills. There is gas heating via a combination boiler and the property is fully double-glazed.

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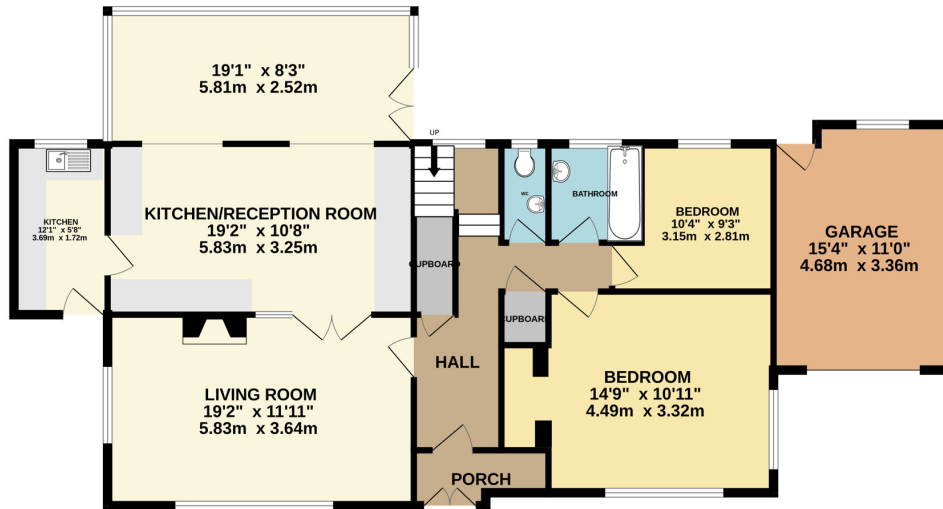


Key Features:

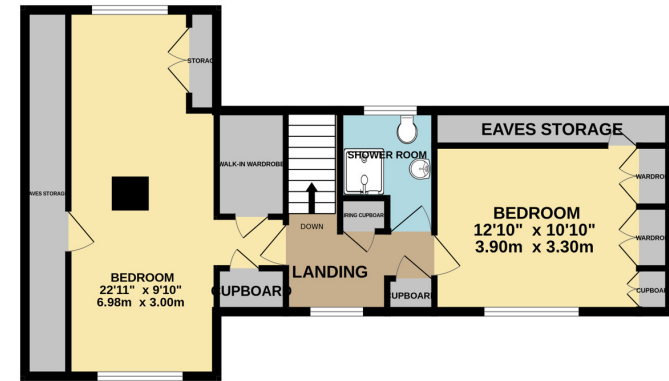
- Spacious Detached Chalet Bungalow
- Lounge With Log Burner
- Off-Road Parking & Garage
- Bathroom & Shower Room
- Spacious Kitchen/Diner
- West Facing Rear Garden
- Little Common Village Location
- Solar Panels


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GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1929 sq.ft. (179.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Outside

The front garden is low-maintenance laid to beach pebble with mature plantings. The driveway provides off-road parking for two vehicles and access is available into the garage via double opening doors. Outdoor lighting can be found at the front of the property and movement sensor lighting at both the front & rear of the garage.

The rear garden is west facing and predominantly laid to lawn. There are seating area's ideal for alfresco dining, a vegetable garden and a variety of well-established plantings. Furthermore, the garden benefits from a timber framed garden shed, two outdoor water supplies and an electric point. To the side of the property you will find a log store & bin store, as well as gated access to the front of the property.

Location

The property is located in the popular village of Little Common with a range of independently owned shops, Doctors Surgery, Dentist, and a Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades are just 0.7 miles away. The closest mainline railway station is Cooden Beach, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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