



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£475,000 5 Magpie Close, Bexhill-on-Sea TN39 4EU
3 Bedroom 2 Bathroom 1 Reception
Offers in excess of



AT A GLANCE...

An excellent opportunity to purchase a generously detached bungalow with no onward chain. A well-proportioned bungalow in a quiet Cul-De-Sac in the desirable Little Common neighborhood of West Bexhill, the bungalow offers well-appointed accommodation including; with double doors opening to the rear garden, the lounge/diner is a spacious double aspect room measuring just under 24ft long. The kitchen/breakfast room has matching wall and base units with an eye-level oven and plate warming drawer integrated. The kitchen has space for appliances as well as a breakfast table and chairs. The master bedroom features fitted wardrobes and an en-suite shower room. There are two further bedrooms and a bathroom suite. Furthermore, the bungalow benefits from gas central heating, double glazing and a large loft space.



Key Features:

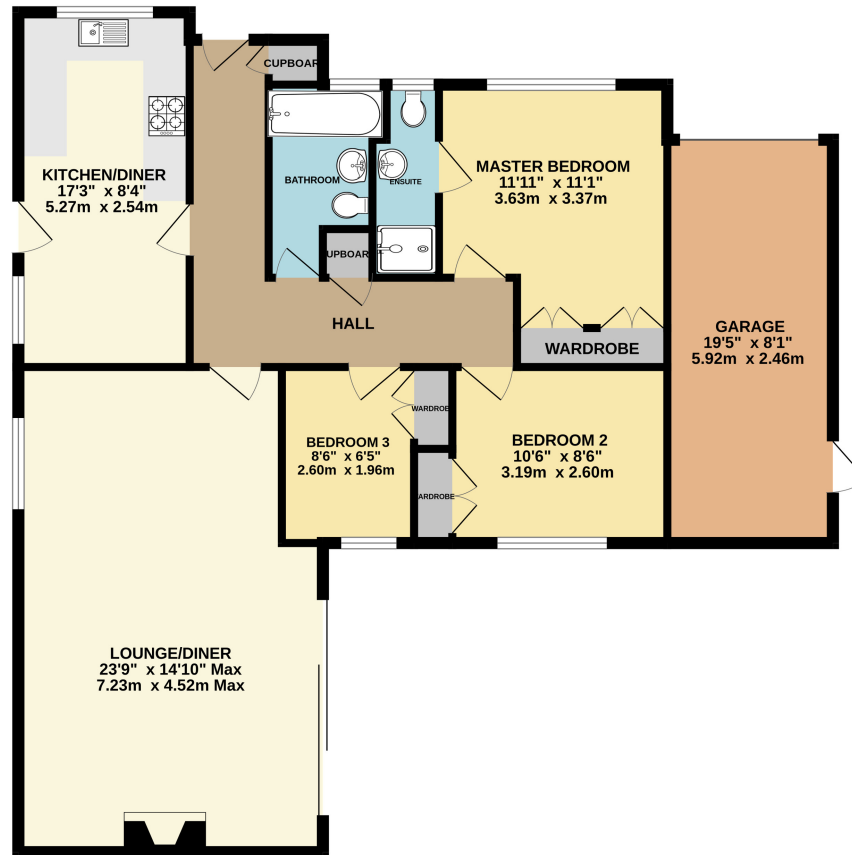
- Detached Bungalow In A Private Position
- Two Bathrooms
- Popular Little Common Location
- Gas Central Heating & Double Glazing
- Three Bedrooms With Fitted Wardrobes
- Extensive Off Road Parking & Garage
- No Onward Chain

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GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.4 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+)	70	85
A		
(81-91)		
B		
(69-80)		
C	70	85
(55-68)		
D		
(39-54)		
E		
(21-38)	70	85
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

The front of the property boasts an extensive block paved driveway for multiple vehicles. Access is available into the garage via an electric roller door where you will find both power & light. The rear garden is predominately laid to lawn with mature shrubs and borders. You will find a gated access to the front of the property and a patio area ideal for alfresco dining.

Location

The bungalow is situated in Little Common, West Bexhill. Close by is a small every day convenience store and community bus stop. The village itself offers a range of well-regarded, independently owned day-to-day shops as well as a Tesco Express. You will find a doctor's surgery, Dentist, and transport links. Little Common Primary School is just 1.1 miles away currently rated as 'Outstanding' in its latest Ofsted report.

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