



Robins Nest Sandhurst Lane, Bexhill-on-Sea, East Sussex, TN39 4RH

Well Presented Three Bed Chalet Bungalow In Lovely Semi-Rural Location Close Little Common £500,000 - Freehold



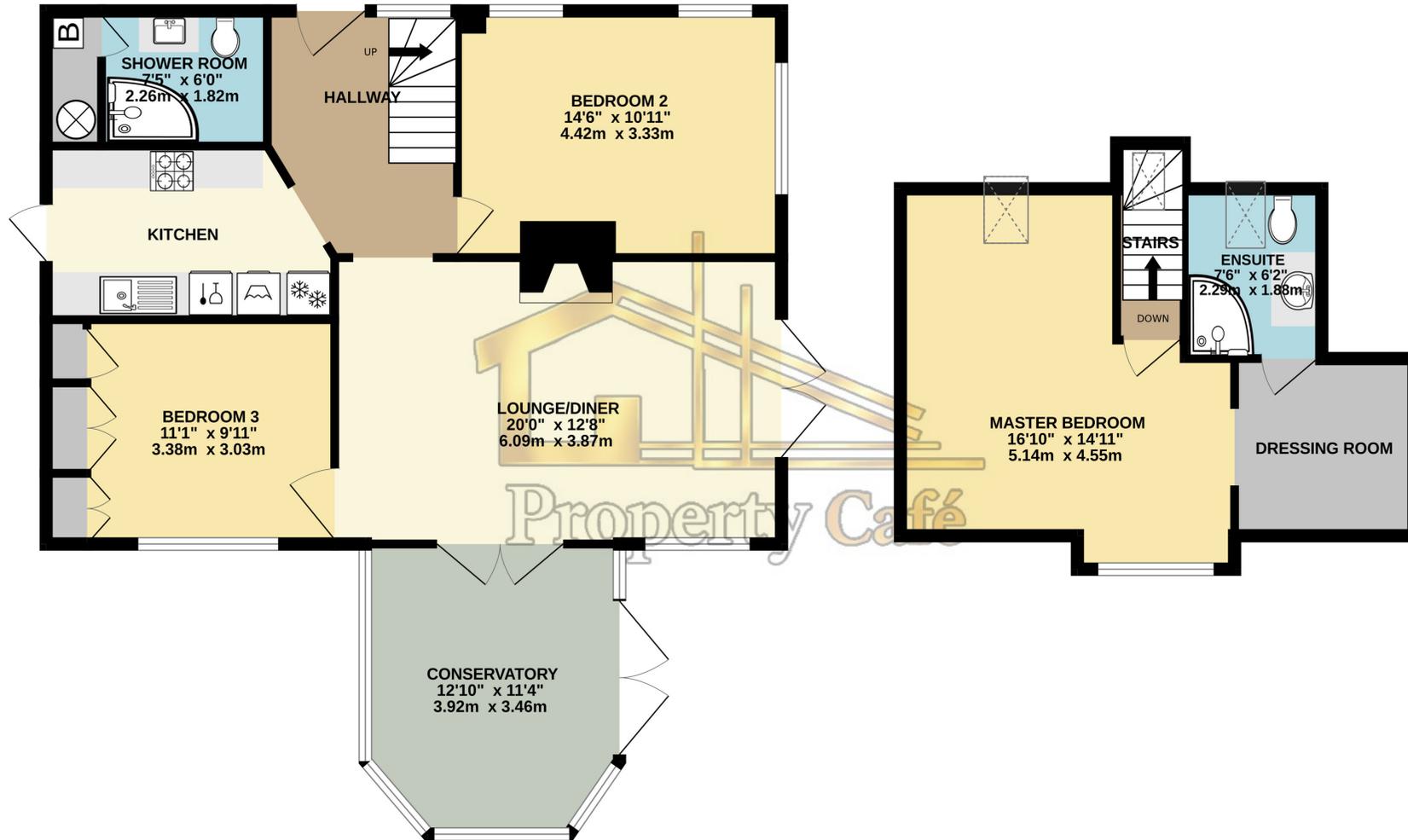


Welcome to this well presented detached three-bedroom chalet bungalow, set in a lovely semi-rural location close to Little Common Village. As you step inside, you're greeted by a well-presented inner hallway, full of charm and character. From here, we move into the dual-aspect West facing lounge-diner, a bright and spacious room featuring a welcoming fireplace with inset log burner, adding even more warmth and atmosphere to the home. There is a modern galley-style kitchen offering. Also on this level is a contemporary shower room, ideal for guests or everyday convenience. To the rear of the property, the west-facing conservatory provides a peaceful spot to enjoy views over the garden, catching the afternoon and evening sun. Heading upstairs, the master bedroom includes its own dressing room and en-suite, creating a private and comfortable bedroom. Outside, the property continues to impress with landscaped gardens areas that wrap around the front, side, and rear, featuring mature planting and well-stocked borders. A good-sized driveway offers ample parking, and there is a large timber built garden store / workshop, providing excellent storage or hobby space. The property is both central heating and double glazing throughout. Being offered for sale with well-presented décor, this home is ready to move straight into. Its charming character and peaceful setting make it a truly special find. Viewing is highly recommended.



GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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: 1
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: Driveway. Off Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: None.
EPC Rating: D (67)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	67	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



A Charming Three Bedroom Detached Chalet Bungalow * Well Presented Inner Hallway * Dual Aspect Lounge-Diner with Fireplace * Modern Galley Style Kitchen *
 Master Bed With Dressing Rm & En-Suite * Modern Ground Floor Shower Room * Spacious Family Lounge-Diner With Central Log Burner * West Facing
 Conservatory Over Looking Garden * Charming Character Features * Good Size Drive With Ample Parking * Large Timber Built Garden Store / Workshop With
 Power & Light * Landscaped Gardens to The Front Side & Rear * Peaceful Semi-Rural Location Close To Little Common Village * Well Presented Decoration
 Throughout * Central Heated & Double Glazed Throughout * Viewing Highly Recommended * Call Our Sales Team On 01424 224488.





The property is situated within the semi-rural outskirts of Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus service to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Detached Three Bed Chalet Bungalow
 - Well Presented Inner Hallway
 - Spacious Family Lounge-Diner With Log Burner
 - Modern Galley Style Kitchen
 - Master Bed With Dressing Rm & En-Suite
 - Ground Floor Shower Room
 - Central Heated & D.Glazed Throughout
 - Charming Character Features
- Well Presented Decoration Throughout
 - Close To Little Common Village
 - Good Size Drive With Ample Parking
 - Landscaped Gardens to The Front Side & Rear
 - Large Garden Store / Workshop
 - Lovely Semi-Rural Location
 - Viewing Highly Recommended
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