



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£565,000** 4 Fyning Place, Bexhill-on-Sea TN39 4NQ  
4 Bedroom 2 Bathroom 2 Reception  
Offers in Excess of



## AT A GLANCE...

Located on an impressive private plot, this detached chalet bungalow deceives with its size and is sold with no onward chain. Set in a quiet cul-de-sac within walking distance of Little Common village, this property boasts immaculate accommodation which includes; An enclosed entrance porch opening onto the inner hall. Featuring a wall-mounted log burner and granite surround, the dual-aspect lounge opens into the conservatory with views of the beautifully kept gardens. The modern fitted kitchen/breakfast room has matching wall and base units finished with granite work surfaces. There is a central island unit and integrated appliances that include an eye-level double oven, gas hob and dishwasher. A separate utility room has been created from a part garage conversion with plumbing and space for appliances. Additionally, the property has two large ground floor bedrooms and a shower room. Two large double bedrooms are located on the first floor. A walk-in wardrobe is situated in one of the first floor bedrooms, and there are two double wardrobes in the additional bedroom. There is also a shower room and eaves storage cupboards. Furthermore, the property benefits from solar panels on a feed in tariff, is double glazed and has gas central heating.

4 Fyning Place, Bexhill-on-Sea, East Sussex,  
TN39 4NQ

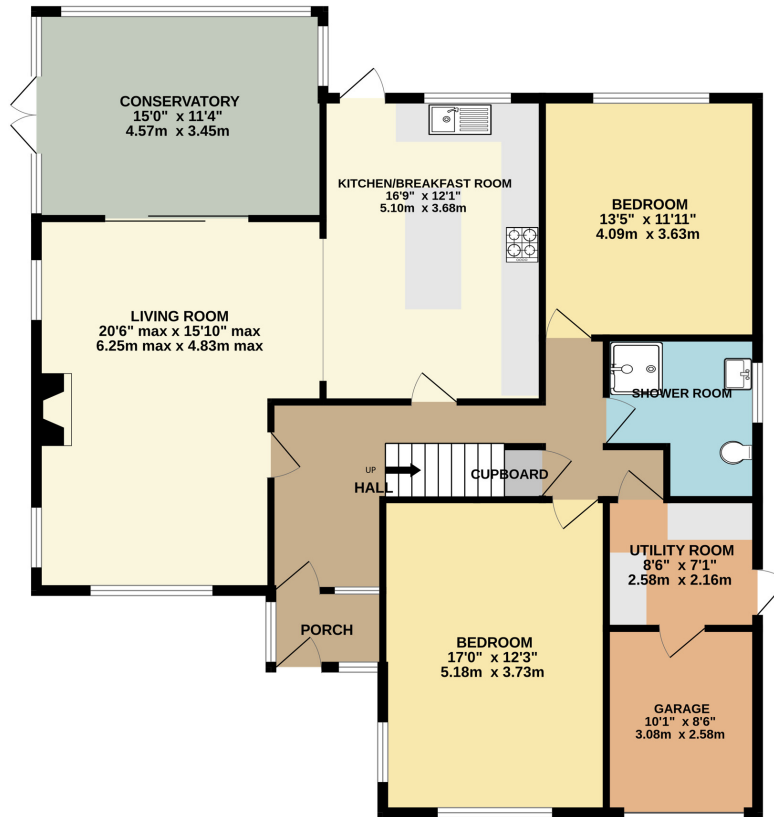
 4 Bedroom  2 Bathroom  2 Reception



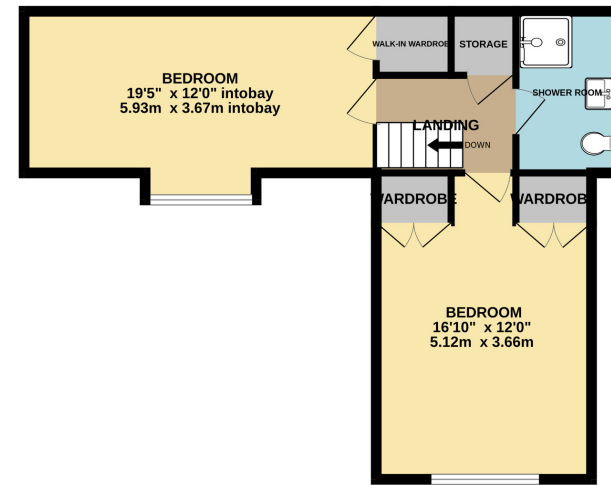
### Key Features:

- Deceptively Spacious Detached Chalet Bungalow
- Four Double Bedrooms
- Large Living Room With Log Burner
- Utility Room & Conservatory
- No Onward Chain
- Two Shower Rooms
- Beautiful Wrap Around Gardens
- Off Road Parking & Garage For Storage

GROUND FLOOR  
1425 sq.ft. (132.4 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1925 sq.ft. (178.8 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	67	81
(81-91)	B		
(69-80)	C		
(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	

## Exterior

A corner plot makes for an impressive setting for this property. There is off-road parking to the front and access into the garage via and up & over door. The rear garden has large amounts of privacy and is planted with well-established shrubs, trees and plants. Among the features are an alfresco dining area with a pergola, a summerhouse with power, four garden sheds, and a greenhouse. There is access to the front of the property, outdoor power and two water supplies.

## Location

The property is a short walk into the village of Little Common that 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 1.3 miles away offering direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Little Common primary school is within the village, a well-regarded school currently rated as 'outstanding' on its most recent Ofsted report.

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