



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£650,000 The Grove, Bexhill-on-Sea, East Sussex TN39 3RU
3 Bedroom 1 Bathroom 2 Reception
Offers in excess of



AT A GLANCE...

The bungalow is located on a substantial plot off of The Grove with a private extensive driveway leading to the property. This property has abundant potential both internally and externally and offers accommodation including; An enclosed entrance porch opening into the inner entrance hall. This triple aspect lounge/dining room offers a beautiful view of the gardens and Broad Oak Park in the distance. The lounge also has a feature fireplace and double doors into the sun room. The bungalow has a kitchen/breakfast room with space for appliances and a shower room. The bungalow has three good-sized double bedrooms, two with built-in wardrobes and one currently serving as a dining room that leads to an enclosed veranda. Furthermore, there is a substantial basement area with a utility room and a large area that could be converted if building and planning permission are obtained. The bungalow is fully double glazed and gas centrally heated.

5 The Grove, Bexhill-on-Sea, East Sussex,
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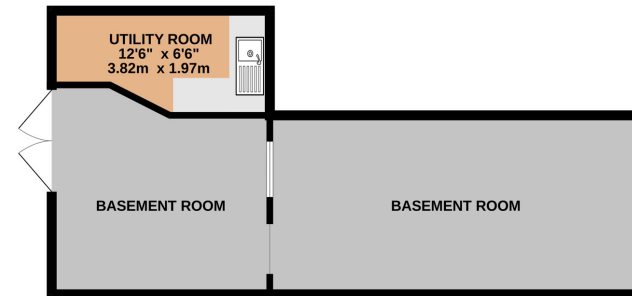
Key Features:

- Deceptively Spacious Detached Bungalow
- Substantial Private Plot
- Scope For Developments
- Extensive Off Road Parking + 1 & 1/2 Garage
- Three Double Bedrooms
- Popular West Bexhill Location
- Considerable Undeveloped Basement Area
- Enclosed Veranda & Sun Room

GROUND FLOOR
1465 sq.ft. (136.1 sq.m.) approx.



BASEMENT
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 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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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+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

The property sits on a substantial plot surrounded by mature, well-established gardens approached via an extensive private driveway. You will find patio areas ideal for alfresco dining, parking for several vehicles and access into the garage via double opening doors. To the side of the property you will find double glazed double doors opening into the significantly sized undeveloped basement area with a utility room. Offering huge potential for development subject to planning & building regulation.

Location

The property is located just 0.5 miles from the popular village of Little Common with a range of independently owned shops, a Doctor's Surgery, a 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 just 0.9 miles away. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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