




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£600,000 Pinewoods, Bexhill-on-Sea, East Sussex TN39 3UD
🛏️ 4 Bedroom 🚿 3 Bathroom 🛋️ 2 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this generously sized detached chalet style house. Situated in a sought after location just 0.5 miles to the village of Little Common, the property boasts bright and spacious accommodation which includes: A particularly spacious L-shaped triple aspect reception room, with a fireplace and double doors opening out to the rear garden. The impressive modern fitted kitchen/diner features a range of matching wall units and base units finished with granite work surfaces. Integrated appliances include a fridge/freezer, a dishwasher, an eye-level oven and an electric hob. In addition, the kitchen has a breakfast bar and is open plan with the conservatory, offering pleasant views of the rear garden and access to the rear garden. The ground floor boasts a separate utility room, an en-suite bedroom, a further double bedroom and a cloakroom. This area could be ideal as a separate annexe space if required. On the first floor can be found an en-suite dual aspect double bedroom with extensive built-in wardrobes, a further double bedroom with a south-facing balcony and a four-piece family bathroom suite. Furthermore, the property benefits from gas central heating and double glazing.



Key Features:

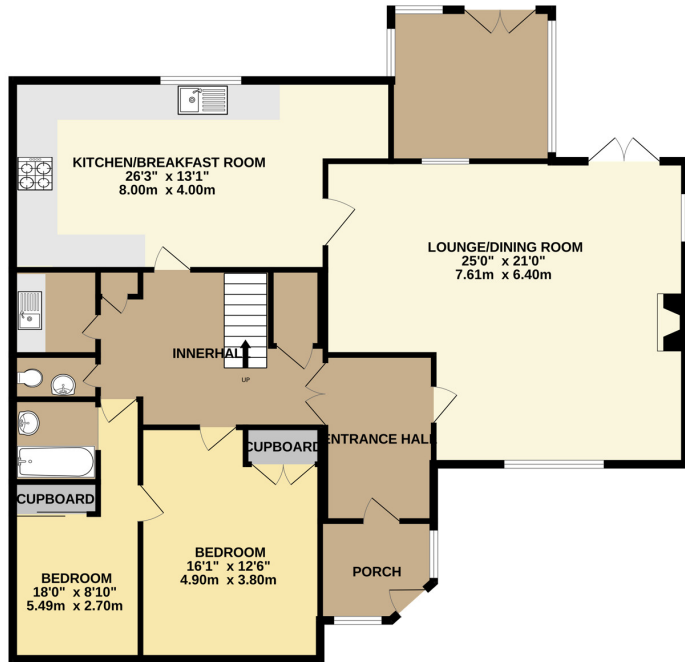
- Spacious Detached Chalet Style House
- Three Bathrooms
- Off Road Parking & Detached Double Garage
- Ground Floor & First Floor Bedrooms
- Four Double Bedrooms
- Modern Fitted Kitchen
- Highly Sought After Location
- Double Glazing & Gas Central Heating

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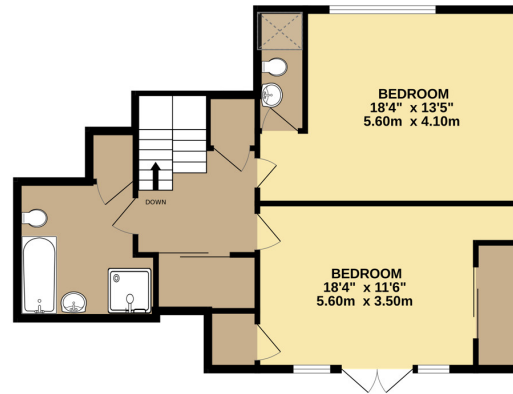
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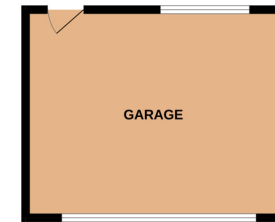
GROUND FLOOR
1607 sq.ft. (149.3 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



2ND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 2551 sq.ft. (237.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(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 of the property has a large in & out block-paved driveway with parking for several vehicles. The double garage is accessed via an electric up & overdoor and benefits from both power & light.

The rear garden is predominantly laid to lawn. Within the garden you will find areas of decking and a patio ideal for alfresco dining. Additionally, you will find a wide selection of well-established trees, shrubs, plants, a water tap, garden sheds and side access from both sides of the property.

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. The well-regarded Little Common primary school is within walking distance currently rated as 'Outstanding' in its latest Ofsted report.

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