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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.









Pinewoods, Bexhill-on-Sea, East Sussex, **TN39 3UD**





Key Features:

- Spacious Detached Chalet Style House
- Three Bathrooms
- Off Road Parking & Detached Double Garage
- · Ground Floor & First Floor Redrooms

- Four Double Bedrooms
- Modern Fitted Kitchen
- Highly Sought After Location
- Double Glazing & Gas Central Heating

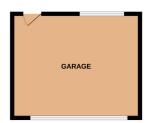


 GROUND FLOOR
 1ST FLOOR
 2ND FLOOR

 1607 stg. (1.49 stg.m.) approx.
 688 stgl. (6.39 stg.m.) approx.
 255 stgl. (2.38 stg.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.

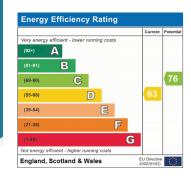
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The 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.







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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.

