



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

20 Warwick Road, Bexhill-on-Sea, East Sussex TN39  
**£715,000** <sup>4HG</sup>  5 Bedroom  2 Bathroom  3 Reception



## AT A GLANCE...

This exceptional detached chalet bungalow has been meticulously refurbished by the current owner to an outstanding standard. Situated in a highly sought-after location in West Bexhill, the property offers beautifully presented and versatile accommodation arranged over two floors, complemented by contemporary fixtures and fittings throughout.

The well-planned accommodation begins with a striking reception hall featuring an impressive central staircase. Double doors lead through to the bright dual-aspect living room, complete with a Victorian fireplace and tiled hearth, creating a wonderful focal point. The ground floor further comprises two double bedrooms, one currently utilised as a home office, a stylish four-piece bathroom suite, and a dedicated home cinema room. The heart of the home is the impressive 28ft kitchen/dining room, featuring bi-folding doors opening onto the rear garden. The kitchen is fitted with a range of matching wall and base units and is fully equipped with an integrated double oven, hob, fridge/freezer and dishwasher. There is ample space for a dining table and chairs, while a separate utility room provides additional storage along with space and plumbing for further appliances.

On the first floor, you will find a particularly spacious master suite with a vaulted ceiling that enhances the sense of light and space. The suite benefits from a triple aspect, a walk-in wardrobe and a modern en-suite shower room. In addition, the first floor offers two further double bedrooms and a convenient cloakroom. To fully appreciate all that this fantastic property has to offer, early viewing is highly recommended.

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Sussex, TN39 4HG

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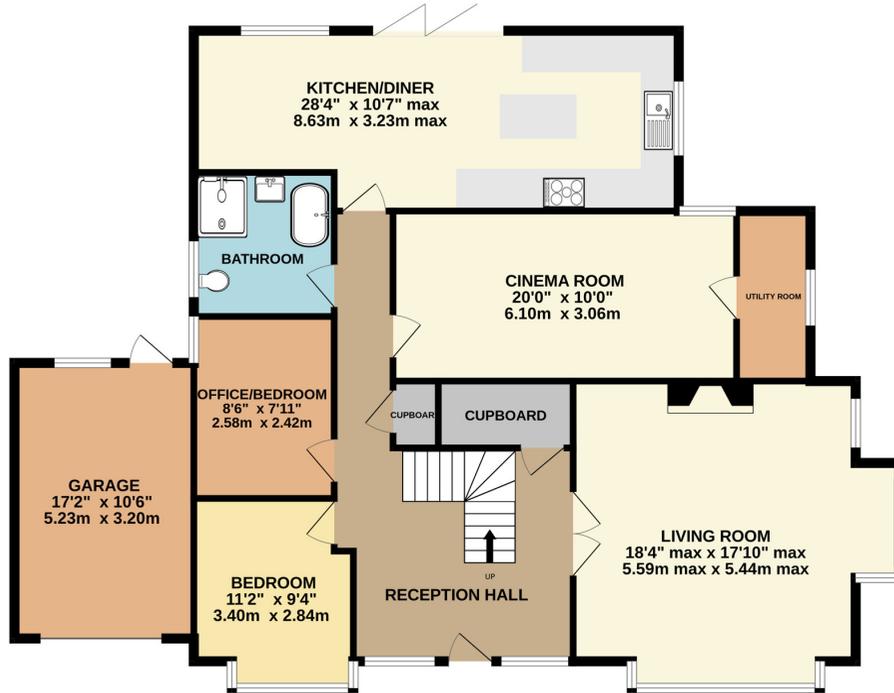


### Key Features:

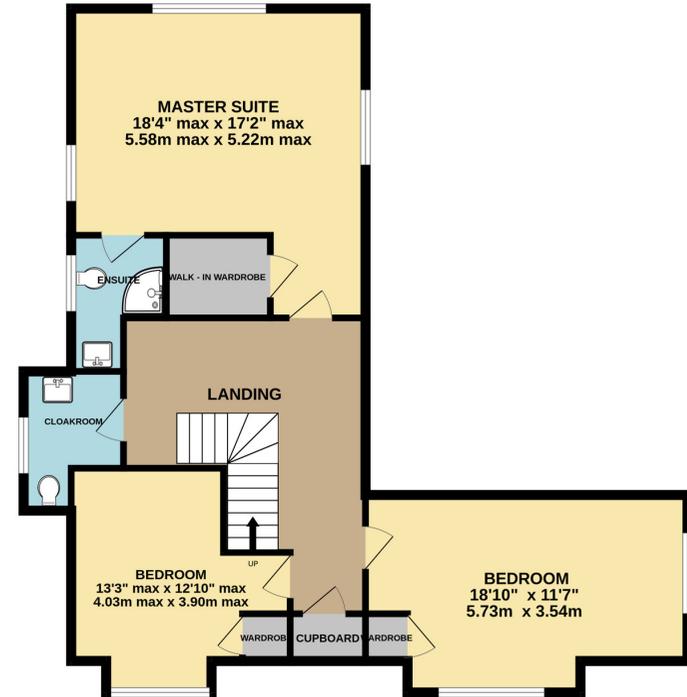
- Exceptional Detached Chalet Bungalow
- Meticulously Refurbished & Extended In Current Ownership
- Versatile Accommodation
- Spacious Living Room & Cinema Room
- Impressive Kitchen/Diner & Separate Utility Room
- Extensive Off Road Parking & Garage
- Statement Reception Hall With Central Staircase
- Landscaped Gardens

  
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GROUND FLOOR  
1505 sq.ft. (139.8 sq.m.) approx.



1ST FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 2402 sq.ft. (223.1 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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### Exterior

To the front, the property features an area of lawn with a pathway leading to the entrance, alongside a block-paved driveway providing extensive off-road parking and access to the garage. The garage has an electric roller door, double glazed window & door to the rear garden. The rear garden is beautifully designed for both relaxation and entertaining, with a raised decking area that overlooks a lawn below. There is also a garden shed, and the space is fully enclosed by fencing, offering privacy and a secure environment.

### Location

The property is situated in a highly sought-after location in West Bexhill. Bexhill town centre and its iconic seafront promenade are just over a mile away, while the popular village of Little Common, with its range of local shops and amenities, is also within easy reach. The area is well served by a selection of well-regarded schools for all ages, along with convenient bus routes. Collington railway station is also located nearby, providing regular services to Eastbourne, Hastings, Brighton, Gatwick Airport and London Victoria.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	79
EU Directive 2002/91/EC			

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