




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£535,000 The Mead, Bexhill-on-Sea TN39 3TP
🛏️ 2 Bedroom 🚿 2 Bathroom 📺 1 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer this immaculate 'Larkin-built' detached bungalow for sale. Situated in a highly desirable position in Little Common, West Bexhill, the bungalow offers bright and spacious accommodation comprising; An enclosed entrance porch opening into the spacious inner hallway. The dual aspect lounge/diner benefits from a feature electric fireplace and ample space for living room and dining room furniture. The fitted kitchen has a range of wall units, base units and laminated work surfaces. There is an integrated eye-level oven/grill, gas hob, larder and further storage cupboard. A door leads out to the utility room with space for appliances, and a door leads out to the garden. You will find two good-sized double aspect bedrooms, a modern fitted shower room with a large shower cubicle, wash hand basin low level WC and heated towel rail. Adjacent to the shower room can be found a separate WC. Furthermore, the bungalow benefits from gas central heating via a digital combination boiler installed in 2018. The large loft space is fully insulated with power, light and a pull-down ladder. Being sold in immaculate condition, your earliest viewing comes highly recommended!



Key Features:

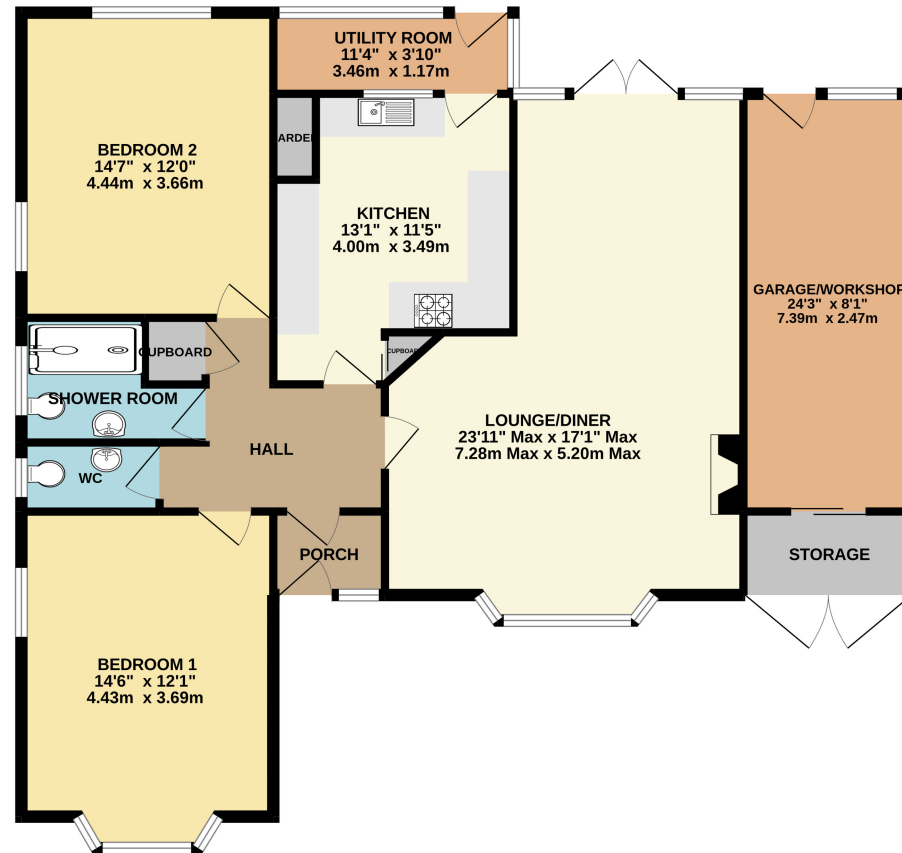
- Larkin Built Detached Bungalow
- Dual Aspect Lounge/Diner
- Double Glazed & Gas Central Heating
- Off Road Parking For Three Vehicles
- Two Good Sized Double Bedrooms
- Shower Room & Separate WC
- Garage/Workshop
- Highly Desirable Location

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GROUND FLOOR
1245 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(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 an area of lawn and raised flower beds. A block paved driveway provides off-road parking for up to three vehicles, and secured access is available to the rear garden. The rear garden is very well-maintained, predominantly laid to lawn with flower beds, mature trees, and shrubs. You will find a summerhouse, two timber-framed sheds, and access is available to the garage via a uPVC door. The oversized garage is currently being used as a workshop and benefits from power, light and heating.

LOCATION -

The bungalow is just 0.4 miles from the popular village of Little Common with a range of independently owned shops, Doctor's Surgery, Dentists and a Tesco Express. A very short walk from the Bungalow, you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.8 miles away. The closest mainline railway station is Bexhill offering regular services into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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