



11 Chestnut Walk, Bexhill-on-Sea, East Sussex, TN39 4PS

Spacious & Well Presented Three Bed Bungalow Close To Little Common Village £569,950

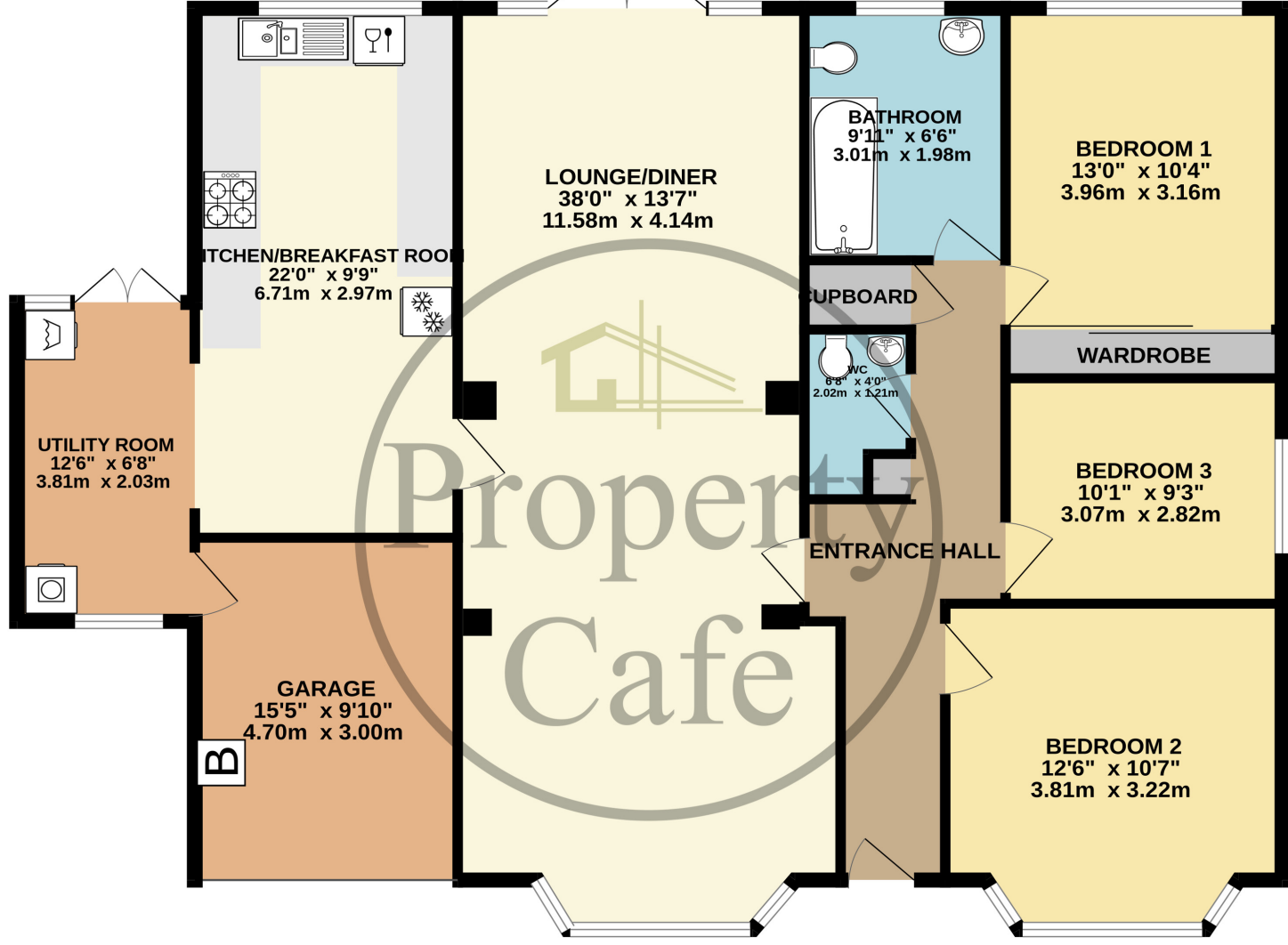




The property café is delighted to offer for sale this spacious and substantially extended three bedroom detached bungalow situated in a highly sought after location within easy walking distance of Little common village. As the adjacent the floor plan and photos will illustrate the property is both spacious and well presented throughout and offers accommodation and benefits that include: A double glazed entrance door leads into a well presented inner hall that gives access to: A very spacious dual aspect through lounge-diner with double glazed bay window to the front and patio doors leading out to the rear garden, a spacious family kitchen-breakfast room offering ample working space, storage & range of appliances. As the floor plan will illustrate there is ample space for family dining and a separate utility area with door out of the garden & door to the garage. There are three good size family bedrooms, a modern family bathroom and an additional separate WC. The property is well presented throughout, both centrally heated and fully double glazed. To the front there is a good size block paved driveway offering ample parking for up to three cars and access to the garage. To the rear you will note that there is a lovely West facing garden that is mostly laid to lawn with various mature plants, shrubs and trees providing privacy. To the rear of the garden there is a large timber built garden studio with power and light offering ample space foe a home office or indeed hobbies room. The property is presented for sale in a lovely neutral colour scheme and enjoy's the benefit of having a ring alarm system with internal motion camera. **We can also advise that planning permission has been granted for a loft conversion (Details are available on request).** For any additional information or to arrange a viewing please contact our Bexhill sales team on (01424) 224488



GROUND FLOOR
1498 sq.ft. (139.2 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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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A Spacious Three Bed Detached Bungalow situated in highly sought after Little Common location * Substantially extended living accommodation to include: A well presented inner hallway * Spacious dual aspect through lounge-diner * Modern well equipped kitchen-diner * Good size utility room * Three good size family bedrooms * Central heated and fully double glazed * A modern family bathroom and separate WC * A boarded & insulated loft with scope & potential * A lovely West facing rear garden with mature shrubs & central lawn * A block paved driveway offering ample parking * Single garage with remote up & over door * Highly sought after Little common location & easy walking distance of village centre * Well presented neutral decoration throughout * **A substantially extended and spacious bungalow with planning Permission granted for loft conversion** * Internal viewing highly recommended * Please call our Bexhill sales team on (01424) 224488.





The property is situated within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Spacious Three Bed Detached Bungalow
- Spacious extended living accommodation
 - Well presented inner hallway
- Spacious dual aspect through lounge - diner
 - Modern well equipped kitchen - diner
 - Good size utility room
 - Three good size family bedrooms
 - Central heated and fully double glazed
- Modern family bathroom and separate WC
 - Good size boarded & insulated loft
 - Lovely West facing private garden
- Block paved driveway offering ample parking
- Highly sought after Little common location.
- Within an easy walking distance of village centre
- Well presented neutral decoration throughout
 - Electric Car Charging Point
- A substantially extended and spacious bungalow
- Planning Permission Granted for loft conversion
 - Planning Permission Granted Case No : RR/2021/861/P
 - Wired with super fast fibre broadband
 - Cavity Wall & Loft Insulation
 - Highly Efficient Worcester Bosch Boiler
 - Internal viewing highly recommended

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