



4 Sycamore Close, Bexhill-on-Sea, East Sussex, TN39 4PZ

Immaculate & Substantial Four Bedroom Detached Chalet Bungalow In A Sought After Pocket Of Little Common  
£625,000 - Freehold







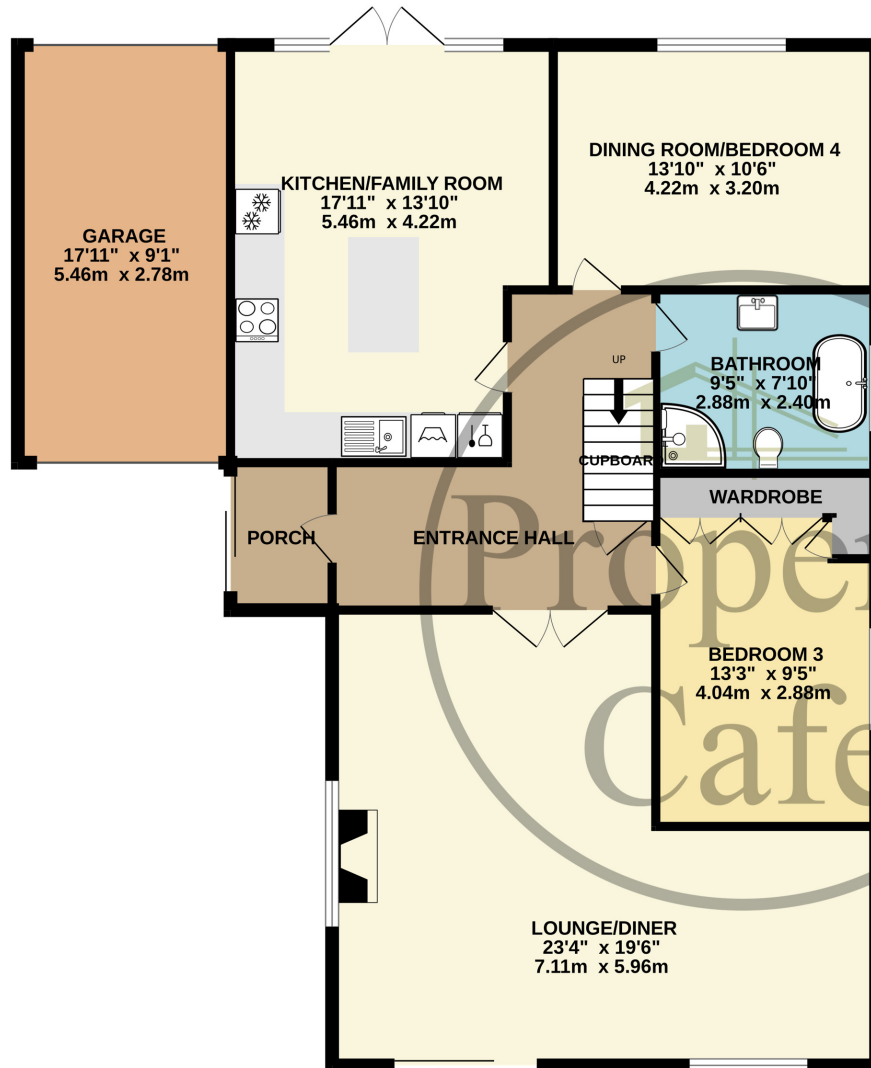


Property Cafe are delighted to present to the market this spacious & immaculately presented four bedroom, detached chalet bungalow for sale positioned within an incredibly peaceful and sought after cul-de-sac in 'Little Common' Bexhill.

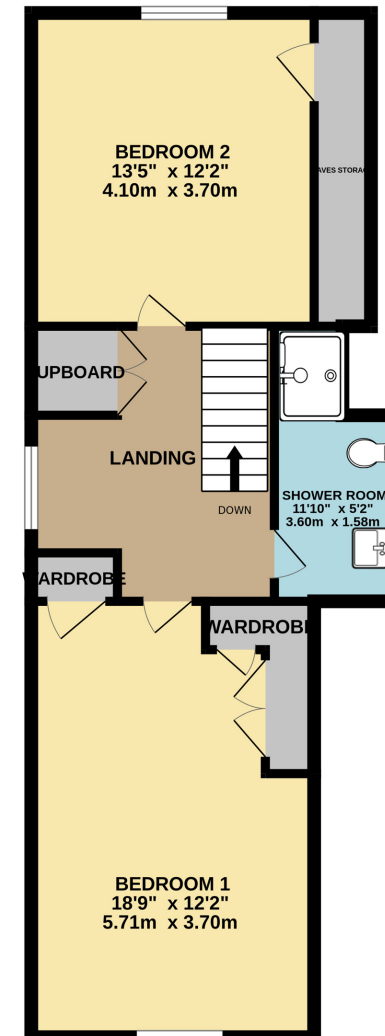
Accommodation and benefits include; An entrance porch leading to an inner hallway giving access to all ground floor rooms; Vast dual aspect lounge/diner offering an excellent space to relax or entertain with an electric feature fireplace with Italian stone surround; Modern fitted kitchen/family room with ample cupboard space, solid wood worktops and integrated appliances including electric oven & hob, fridge/freezer, washer dryer and dishwasher; Two ground floor double bedrooms, one of which is currently used as a separate dining room, the other offering 'Hammonds' fitted wardrobes; Ground floor modern fitted family bathroom comprising of a roll up bath, separate shower cubicle, wash basin, WC & heated towel rail. The 1st floor consists of a further two generous double bedrooms, the master also with 'Hammonds' fitted wardrobes and a further fitted cupboard; Modern fitted shower room offering a walk in shower cubicle, wash basin & WC; A considerable landing area offering an excellent space either to utilise as a study space or quiet reading area. Externally the property boasts a mature & manicured rear garden with various seating areas and a well kept summerhouse; single garage with up & over door and off-road parking for several cars. Offered for sale in immaculate condition throughout with double glazed windows, gas central heating and with motivated sellers. We recommend you view at your earliest convenience.



GROUND FLOOR




1ST FLOOR



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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**Bedrooms:** 4  
**Receptions:** 2  
**Council Tax:** Band E  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** E (53)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Level access shower. Not suitable for wheelchair users.

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>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.







The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows you international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Four Bedroom Detached Chalet Bungalow For Sale
  - Spacious Dual Aspect Lounge/Diner
- Modern Fitted Kitchen/Family Room With Integrated Appliances
- Two Ground Floor Double Bedrooms (One Currently Used As A Separate Dining Room)
  - Ground Floor Family Bathroom
- Two 1st Floor Double Bedrooms & Modern Fitted Shower Room
  - Immaculately Kept Front & Rear Gardens
- Single Garage & Off-Road Parking For Several Vehicles
  - Enclosed Porch & Inner Entrance Hall
- Sought After & Peaceful Little Common Cul-De-Sac