




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£515,000 Bicton Gardens, Bexhill-on-Sea TN39 3TB
🛏️ 2 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



AT A GLANCE...

We are delighted to present this well-maintained detached bungalow for sale by Bexhill Estates. The bungalow is situated in a highly desirable location in West Bexhill and within walking distance of Little Common village, with an abundance of natural light and accommodation that includes; A dual aspect lounge featuring a gas coal effect marble fireplace and double doors opening into a separate dining room with access to the sun terrace. There are matching wall units and base units finished with laminated work surfaces in the kitchen/breakfast room. In addition, the dishwasher is integrated, space for additional appliances and a door out to the rear garden. The bungalow has two en-suite double bedrooms. The master bedroom features extensive built-in wardrobes and an en-suite bathroom, while the second bedroom features views of the rear garden, a built-in wardrobe and an en-suite shower room. Furthermore, the bungalow benefits from gas central heating and double glazing.



Key Features:

- Immaculately Kept Detached Bungalow
- Two Double Bedrooms
- Lounge & Separate Dining Room
- Two En-Suite Bathrooms
- Highly Desirable Location In West Bexhill
- Gas Central Heating & Double Glazing
- Off Road Parking & Garage

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GROUND FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(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 property has well-established gardens to the front & rear. The front garden is laid to lawn with a selection of mature plantings. Side access is available to the rear garden from both sides of the property and the driveway leads to the garage, accessed via an up & over door.

The rear garden is predominantly laid to lawn with a variety of plants, trees and shrubs. There is a raised terrace ideal for alfresco dining and areas of decking throughout the garden. In addition, there is a garden shed, together with a rear access into the garage.

Location

The property is located just 0.5 miles from the popular village of Little Common with a range of independently owned shops, Doctors Surgery, Dentist and a Tesco Express. A very short walk for 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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