



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£525,000 57 The Gorseway, Bexhill-on-Sea TN39 4NA
🚗 3 Bedroom 🛁 2 Bathroom 🛋️ 1 Reception



AT A GLANCE...

We are pleased to offer for sale this impressive link-detached bungalow in excellent condition. A popular Little Common location in west Bexhill, the property offers abundant natural light and generously sized accommodation including; An enclosed porch opening into the welcoming entrance hall. The spacious triple aspect lounge/dining area features a gas living flame fire and composite surround, ample space for both living room and dining room furniture. The modern fitted kitchen has quartz working surfaces and space for appliances. Additionally, there are two double bedrooms overlooking the rear garden, a utility room, and a bathroom on the ground floor. There is a large double bedroom on the first floor, together with a shower room and extensive eaves storage space. Furthermore, the property benefits from gas central heating via pressurised system, double glazing throughout and cavity wall insulation.

57 The Gorseway, Bexhill-on-Sea, East
Sussex, TN39 4NA

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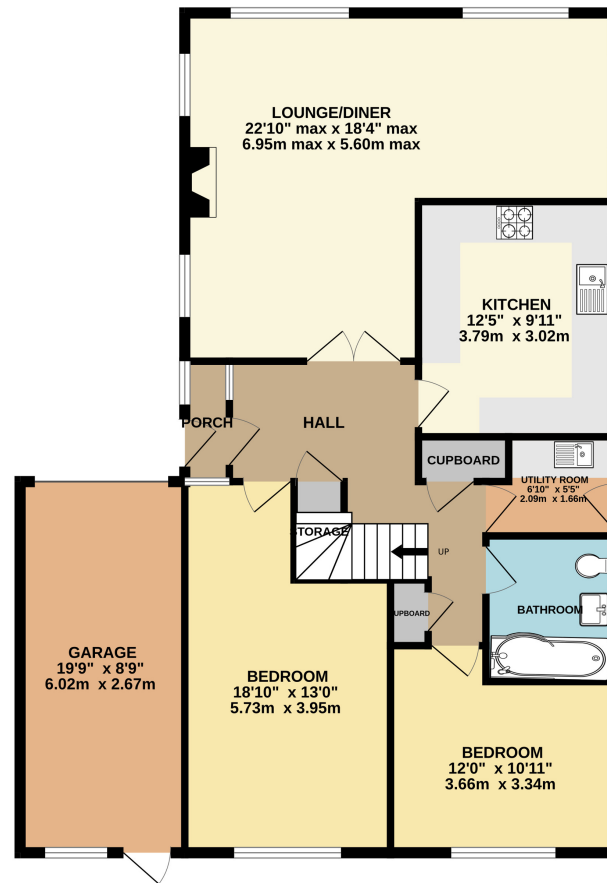


Key Features:

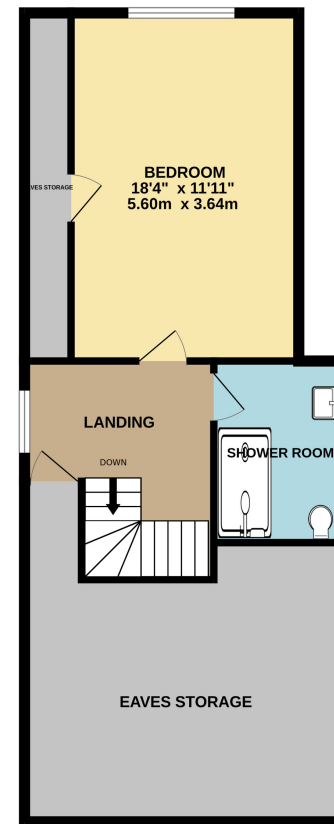
- Immaculate Link Detached Chalet Bungalow
- Triple Aspect lounge/Diner
- West Facing Landscaped Rear Garden
- Popular Little Common Location
- Three Double Bedrooms
- Two Bathrooms
- Off-Road Parking & Garage
- Modern Kitchen & Separate Utility Room


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GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1855 sq.ft. (172.4 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		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

There is well-established and well-kept gardens to both the front and rear of the property. There is a driveway for off-road parking at the front of the property and access into the garage. The garage has an up & over door, power, light and a door to the rear garden.

The rear garden is landscaped and predominantly laid to lawn. You will find a patio area ideal for alfresco dining, flower beds

Location

The property is a short walk into the village of Little Common that gives you access to, restaurants, Tesco Express, GP surgery, pharmacy, hairdressers, launderette, a bakery and a delicatessen. Local buses will take you to Bexhill town centre and Hastings, or Eastbourne. Cooden train station is just 1.3 miles away offering direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Little Common Primary School currently rated as 'Outstanding' on the most recent Ofsted report is just 0.7 miles away.

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