



3 Berwick Close, Bexhill-on-Sea, East Sussex, TN39 4NB

Spacious Three Bedroom Detached Chalet Bungalow With Generous Front & Rear Gardens £469,950 - Freehold









Property Cafe present to the market - Situated within the sought-after Little Common location, this three bedroom detached chalet bungalow offers an exciting opportunity for buyers seeking space, potential, and a superb plot.

The property occupies a generous plot boasting vast gardens, with a south-facing rear garden including substantial patio areas, that provides an excellent outdoor space for entertaining and gardening.

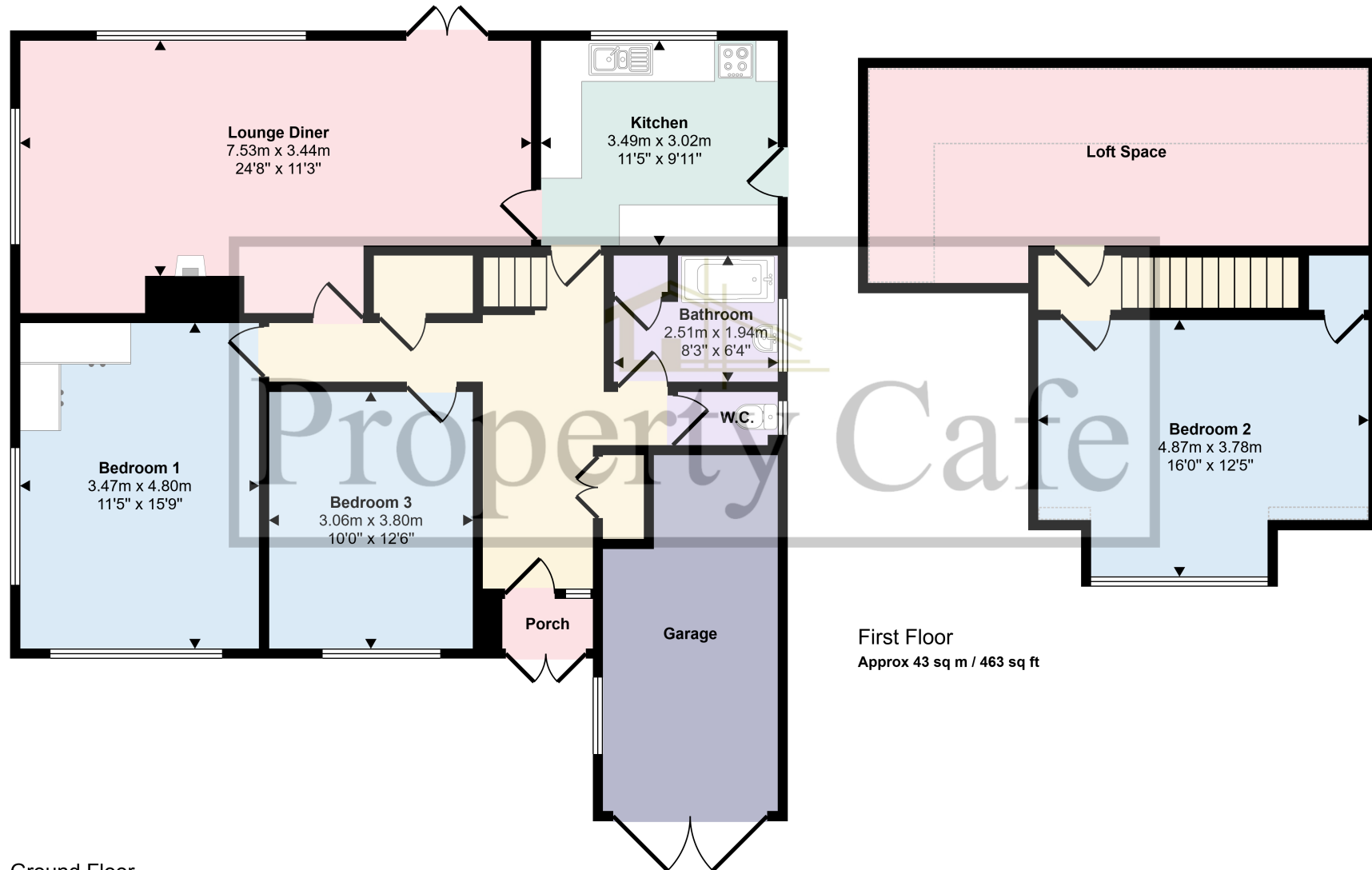
Internally, the accommodation is both spacious and well laid out, featuring a dual-aspect lounge/diner filled with natural light and offering ample space for both relaxing and dining. The fitted kitchen enjoys a pleasant outlook over the garden, creating a bright and welcoming environment. There are three well-proportioned double bedrooms, one of which is currently being used as a study, supported by a modern fitted family bathroom and a separate WC, making the home practical for families or downsizers alike.

Additional benefits include an enclosed entrance porch, ample storage throughout, gas central heating, and double glazing. Externally, the property further benefits from a single garage and off-road parking for multiple vehicles. The sizeable plot also offers excellent potential and scope to extend or improve, subject to the relevant planning permissions.

Offered to the market with no onward chain, this fantastic home presents a rare opportunity in a highly desirable area. Viewing is highly recommended to fully appreciate the space, setting, and potential on offer.



Approx Gross Internal Area  
149 sq m / 1608 sq ft




Ground Floor  
Approx 106 sq m / 1145 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Bedrooms:** 3  
**Receptions:** 1  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (59)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lateral living. Level access.

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>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 and 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 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.

- Three Bedroom Detached Chalet Bungalow For Sale
  - Generous Plot Size Boasting Vast Gardens
    - Spacious Dual Aspect Lounge/Diner
  - Fitted Kitchen With A Pleasant Outlook Over The Garden
    - Three Well Proportioned Double Bedrooms
    - Modern Fitted Family Bathroom & Separate WC.
      - South Facing Rear Garden
  - Single Garage & Off-Road Parking For Multiple Cars
- Enclosed Entrance Porch
- Ample Storage Throughout
- Potential & Scope To Extend & Improve Subject To The Relevant Permissions
  - Sought After Little Common Location
- Gas Central Heated & Double Glazed Throughout
  - Sold With No Onward Chain
  - Viewing Highly Recommended