



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£599,950 18 Firle Road, Bexhill-on-Sea TN39 3TJ
3 Bedroom 2 Bathroom 1 Reception



AT A GLANCE...

A stunning detached chalet bungalow in Little Common Village boasting generous space and excellent quality. Having undergone extensive renovation during current ownership, the property offers abundant natural light and spacious accommodation spread over two floors. This includes an expansive triple-aspect lounge featuring a log burner and sliding doors leading to the rear garden. The impressive modern fitted kitchen has a range of matching wall units and base units finished with Quartz work surfaces. Integrated appliances include a dishwasher, a double oven and an induction hob. Additionally, there is tiled flooring, space for a fridge/freezer, a double butler sink and a door to the rear garden. A utility room and a modern shower room are located on the ground floor, along with two good-sized double bedrooms with built-in wardrobes. A glass balustrade staircase leads up to the first floor where the master suite is located. The master bedroom has an en-suite bathroom and built-in wardrobes. Furthermore, there are two substantial walk-in loft spaces on the first floor, ideal for further conversion if required. Additional Features - The property was upgraded with a new central heating system and installed a Worcester Bosch combination in 2022, together with a new consumer unit, new double glazing and a newly laid driveway. This year, the property has had newly replaced fascia's, gutters and soffits, as well as installing a new electric roller garage door.

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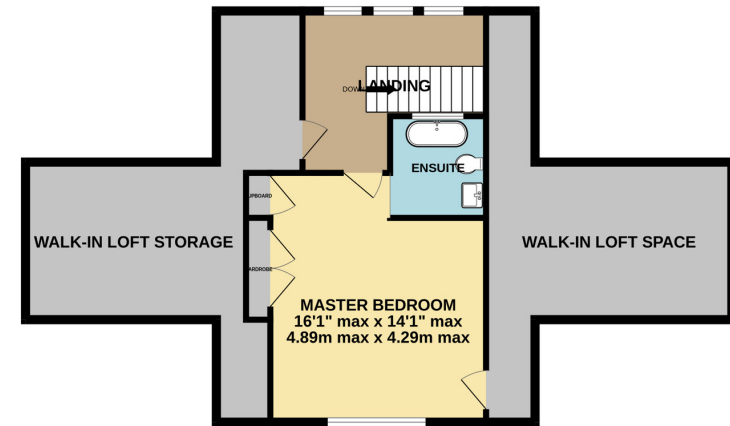
Key Features:

- Outstanding Detached Chalet Bungalow
- Three Double Bedrooms
- Impressive Kitchen & Separate Utility room
- Little Common Village Location
- Tastefully Modernised During Ownership
- Two Bathrooms
- Extensive Off Road Parking & Garage
- South West Facing Gardens

GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 2084 sq.ft. (193.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

OUTSIDE -

A well-established garden with a variety of plants, shrubs and trees is located at the front of the property. The driveway leads to the garage with a new remote-controlled roller door, benefitting from power & light. There is additional parking to the side of the property where the current owners park their caravan and another vehicle.

Low-maintenance gardens surround the rear and side of the property, where you will find patio areas ideal for alfresco dining and mature plantings. There is also a sheltered storage area to the side of the property, along with a workshop, both benefitting from power & light.

LOCATION -

The property is located just 0.2 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 from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades are just 0.7 miles away. The closest mainline railway station is Cooden Beach, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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