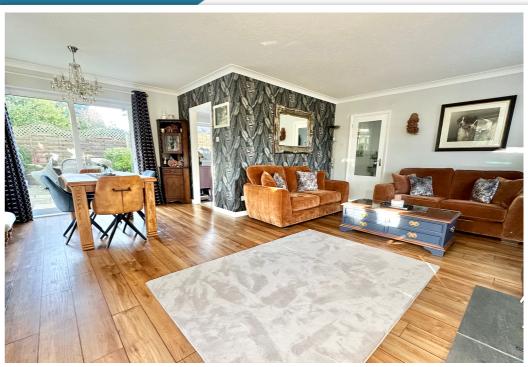




Tel: 01424 233330









# 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.









## 18 Firle Road, Bexhill-on-Sea, East Sussex, **TN39 3TI**





### **Key Features:**

- Outstanding Detached Chalet Bungalow
- Three Double Bedrooms
- Impressive Kitchen & Separate Utility oom
- 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.

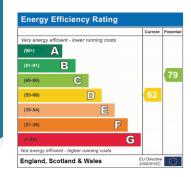
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The 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.







## 18 Firle Road, Bexhill-on-Sea, East Sussex, **TN39 3TJ**

≥3 Bedroom =2 Bathroom =1 Reception



### **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 remotecontrolled 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.

