




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£520,000 23 Tilgate Drive, Bexhill-on-Sea TN39 3UH
🛏 3 Bedroom 🚿 2 Bathroom 🛋 1 Reception



AT A GLANCE...

A spacious and immaculate detached bungalow is available for sale from Bexhill Estates. Situated in a highly desirable location in Cooden, west Bexhill, the bungalow offers accommodation in brief comprising; An inner lobby area leading to the spacious entrance hall. A generously sized lounge with a bay window and fireplace can be found at the front of the property. The modern fitted kitchen is located adjacent to the lounge. Offering a variety of modern fitted wall units and base units with laminate work surfaces. Featuring an integrated 'Neff' oven and induction hob, space for further appliances and a door leading to the side of the property. With views of the rear garden, three bedrooms are located at the rear of the bungalow. The master bedroom has a built-in cupboard and an en-suite shower room. Bedroom two is a good-sized double bedroom and bedroom three is currently used as a dining room with a door opening to the rear garden. The fitted bathroom suite comprises a panelled bath, wash hand basin and low-level WC. The entrance hall has three useful storage cupboards, one giving access to the integrated double garage where you will find the combination boiler installed in 2017, a side door and an electric remote-controlled roller door. Furthermore, the bungalow benefits from a large loft space, double glazing throughout, a south-facing rear garden, off-road parking and no onward chain! To appreciate the property and its location in full, your earliest viewing comes highly recommended!



Key Features:

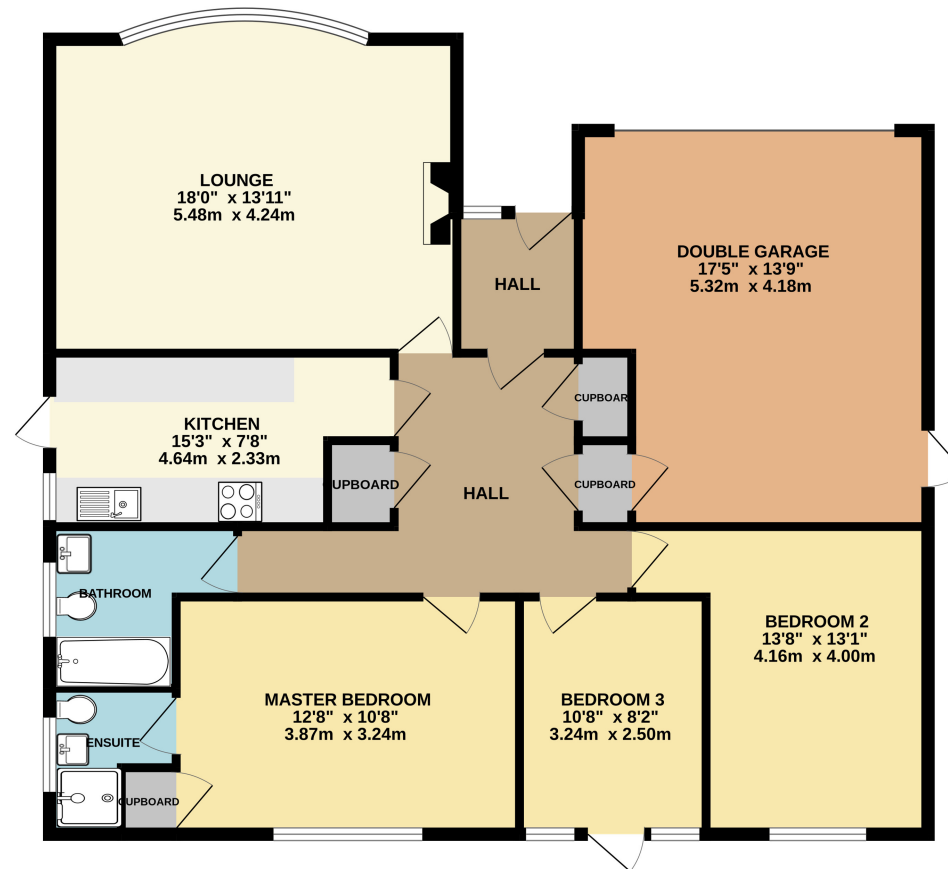
- Spacious Detached Bungalow
- Three Bedrooms
- Off Parking & Double Garage
- Immaculate Condition Throughout
- Highly Desirable Cooden Location
- Two Bathrooms
- South Facing Garden
- No Onward Chain

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GROUND FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 front of the property benefits from a driveway with off-road parking for two vehicles. There is an area of lawn and access to the rear of the property. The rear garden is south facing and predominantly laid to lawn. There is a patio area ideal for alfresco dining, a summerhouse and a selection of well-established shrubs and plantings.

LOCATION:-

The property is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.5 miles away along with Cooden Beach Golf Club and the beach at Cooden it. Bexhill Town centre is just 2.0 miles away with

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