



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£399,950** 3 Bale Close, Bexhill-on-Sea TN39 4JT  
3 Bedroom 1 Bathroom 1 Reception







## AT A GLANCE...

This deceptively spacious link-detached bungalow is offered for sale by Bexhill Estates. This attractive bungalow located just 0.8 miles from Little Common Village offers bright & versatile accommodation including an enclosed entrance porch opening into the spacious inner hall. A triple-aspect lounge with a feature fireplace can be found at the front of the property. The fitted kitchen has a range of matching wall units, base units and integral appliances including a double oven, gas hob and dishwasher. In addition, the kitchen has a door to the rear garden and space for further appliances. There are three good-sized double bedrooms in the bungalow. The first and third bedrooms face the rear garden, while the second bedroom is currently used as a dining room. Moreover, there is a modern fitted shower room, double glazing, central heating, emersion cupboard, a fully insulated loft, as well as an integral garage.

Council Tax Band D.



### Key Features:

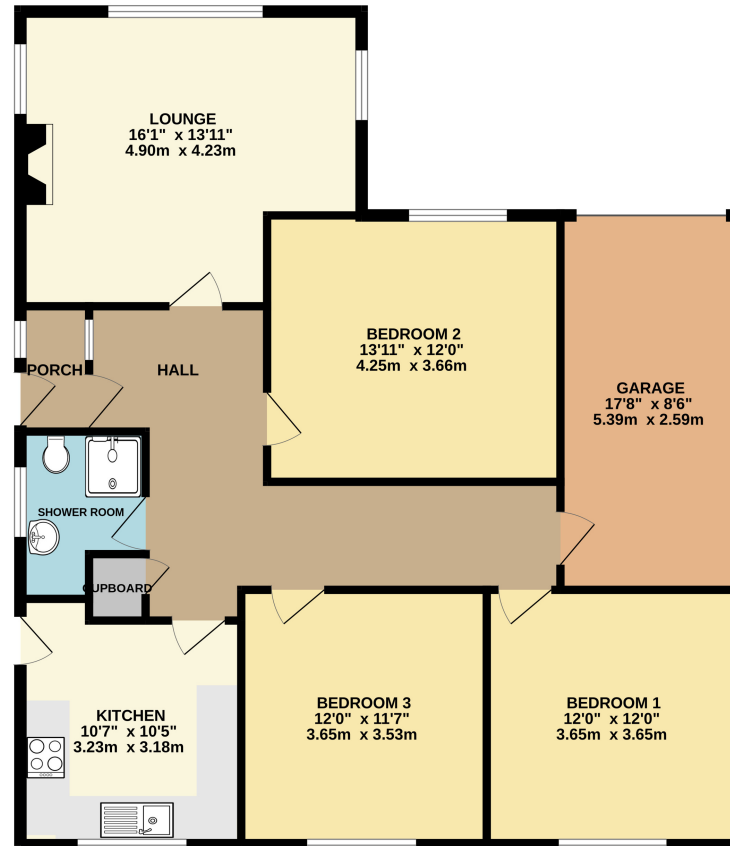
- Link-Detached Bungalow
- Modern Kitchen & Shower Room
- Integral Garage & Off-Road Parking
- Three Large Double Bedrooms
- Sought After West Bexhill Location
- Deceptively Spacious

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GROUND FLOOR  
1162 sq.ft. (108.0 sq.m.) approx.




TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	62
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive exposes s.r.c.		
		

## Outside

The front of the garden has an area of lawn and well-established plantings, together with a block-paved driveway. Access is available into the garage via a electric up & over door.

The rear garden is predominantly laid to lawn with a garden shed and an area of decking ideal for alfresco dining.

## Location

The bungalow is situated in a popular location in West Bexhill. Located just 0.8 miles from the village of Little Common offering a range of independently owned shops and a late opening Tesco Express, Doctors surgery & dentist. Bexhill Mainline railway station and the seafront promenades are just under 2 miles away.

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