



5 Fyning Place, Bexhill-on-Sea, East Sussex, TN39 4NQ  
Spacious Four Bedroom Family Home In A Sought After Location £600,000





The Property Cafe are delighted to present to the market this substantial & immaculately presented 4/5 Bedroom Detached Family home situated in a quiet cul-de-sac within the heart of Little Common, offered for sale in immaculate condition.

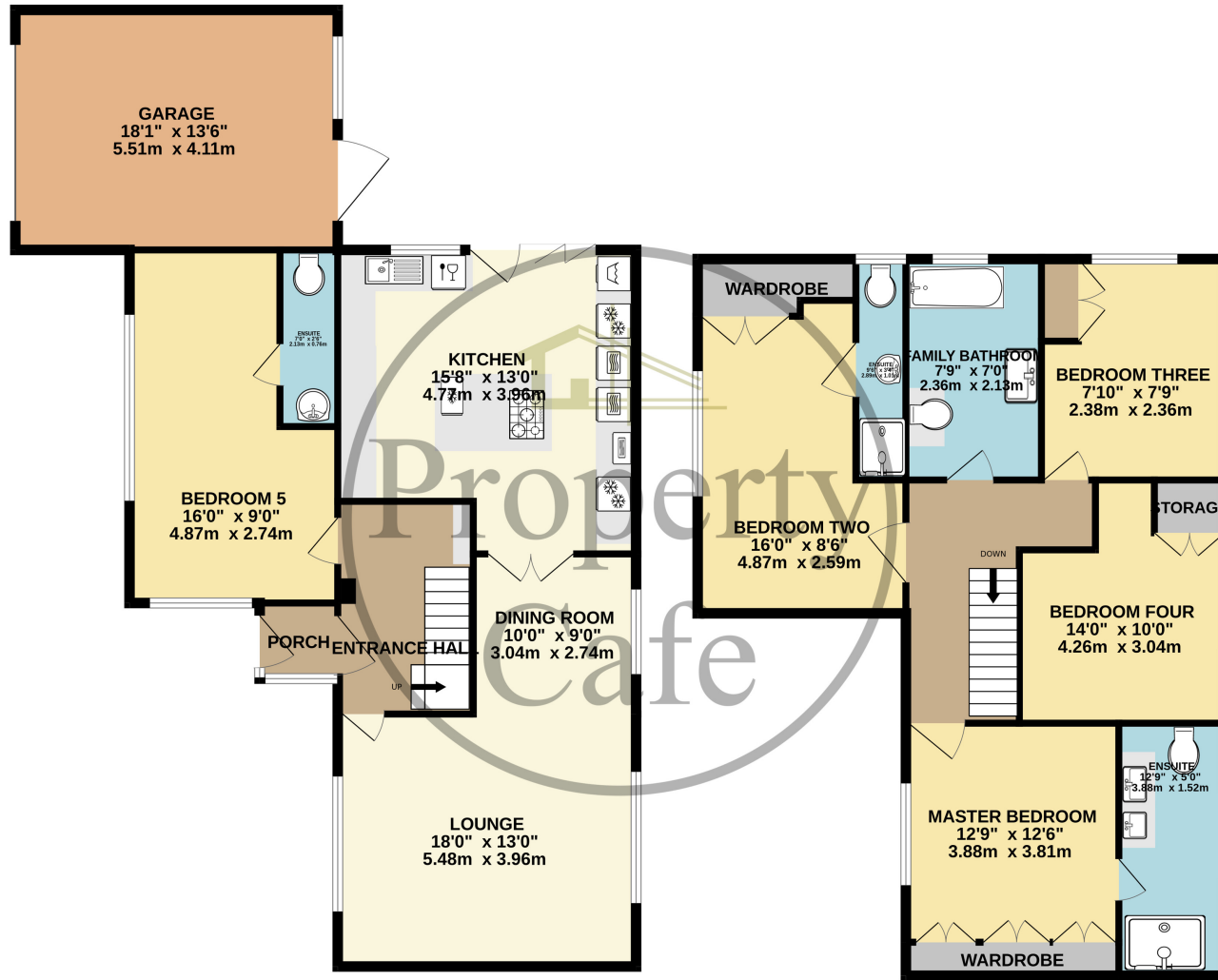
Accommodation & benefits include: On the ground floor, An Enclosed double glazed entrance porch; Spacious dual aspect lounge; Separate family dining area; Fully equipped designer kitchen including an array of integrated appliances, double oven, microwave, 5 ring gas hob, full length separate fridge & freezer, dishwasher, washing machine and wine cooler; An additional reception room/ground floor double bedroom with en suite WC. Upstairs comprises of; A Master Bedroom benefitting from fitted wardrobes and en-suite offering walk in shower, 'his & hers' wash basins & WC; a second bedroom also boasting fitted wardrobes and en suite shower room; there are two further bedrooms also offering fitted wardrobes; Finally completing the first floor is a very modern and aesthetically pleasing fitted bathroom with a large double ended bath, wash basin & WC. Externally this wonderful house offers a low maintenance & sunny rear garden; 1.5x sized garage with remote door; Block paved driveway for several cars to the front of the house.

The property as a whole is in immaculate condition throughout and was previously renovated to an extremely high standard, there is also a very gas efficient and effective, area specific underfloor heating system throughout the ground floor. Being sold with no onward chain we recommend you view this property at your earliest convenience. T



GROUND FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.

1ST FLOOR  
952 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.7 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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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 you 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 main 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.

- A Beautifully Presented Family Home
  - Enclosed Double Glazed Entrance Porch
    - Large Dual Aspect Lounge.
    - Separate Family Dining Area
    - Fully Equipped Designer Kitchen
    - Four Spacious First Floor Bedrooms
  - Additional Ground Floor Bedroom & En Suite WC
- Master Bedroom With En-suite
  - Large Garage With Remote Door
  - Gas Central Heated & Double Glazed
    - Block Paved Driveway
  - Modern Fitted Family Bathroom
  - Highly Sought After & Quiet Location
    - Sold With No Onward Chain

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