



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Green Hedges, Birchington Close, Bexhill-on-Sea, East
Sussex TN39 3TF
£675,000  3 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

Located in one of Bexhill's most prestigious locations, this impressive detached bungalow enjoys a particularly private setting.

The property is ideally located just a short walk to Little Common village amenities and is set back on a tree-lined close and surrounded by abundant greenery with copious amounts of privacy. An enclosed entrance porch opens into a central reception hall with ample storage cupboards. There is a substantial dual aspect kitchen/dining room that measures more than 30 feet in length with a range of modern fitted wall and base units. It is equipped with a dishwasher and a 5-ring gas stovetop from Belling Cooker. A pantry, additional storage, tiled flooring and a door to the rear garden are also included in the kitchen. Leaving the kitchen, a hall leads to a utility room with space and plumbing for appliances. It also leads to a bedroom with a view of the rear garden, and a bathroom suite.

In the dual aspect living room, a flame effect fire is mounted on the wall, and double doors lead to the rear garden. Off of the living room is a dual-aspect study with built-in storage and a door leading out to the garden. Two additional large double bedrooms with fitted wardrobes are also included in the bungalow, along with a modern fully tiled shower room.

There is a large loft space in the property which houses the boiler, recently serviced and installed in 2020. Furthermore, the loft has both power and lighting, as well as being part boarded.

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Key Features:

- Deceptively Spacious Detached Bungalow
- Three Bedrooms
- Stunning Landscaped Gardens
- Impressive Kitchen/Diner & Dual Aspect Living Room
- Prestigious Location In A Private Position
- Bathroom & Shower Room
- Extensive Off Road Parking & Detached Garage
- Walking Distance From Little Common Village


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GROUND FLOOR
1717 sq.ft. (159.5 sq.m.) approx.



TOTAL FLOOR AREA : 1717 sq.ft. (159.5 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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Exterior

Stunning landscaping surrounds the property, offering a great deal of privacy. A detached garage and two driveways are located at the front of the property. Predominantly south-facing, the rear garden has a patio area where you can enjoy alfresco dining. An abundance of mature specimen trees and shrubs provide privacy, and the gardens are well-stocked with a variety of well established plantings. Both sides of the property have gated access. There are also two garden sheds, two greenhouses, a summerhouse and a wildlife pond.

Location

The property is located a short walk from the popular village of Little Common with an excellent range of independently owned shops, Doctors Surgery, Dentist and general shopping facilities. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill town centre. The iconic seafront promenade and De La Warr Pavilion are just 0.8 miles away. The closest mainline railway stations are Cooden Beach or Collington, both offering regular services into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. The closest school is Little Common Primary school, currently rated as 'outstanding' on its most recent Ofsted report.

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