



78 St Peters Crescent, Bexhill-on-Sea, East Sussex, TN40 2EJ

Three Bedroom Detached Bungalow In A Sought After Residential Location £435,000 - Freehold

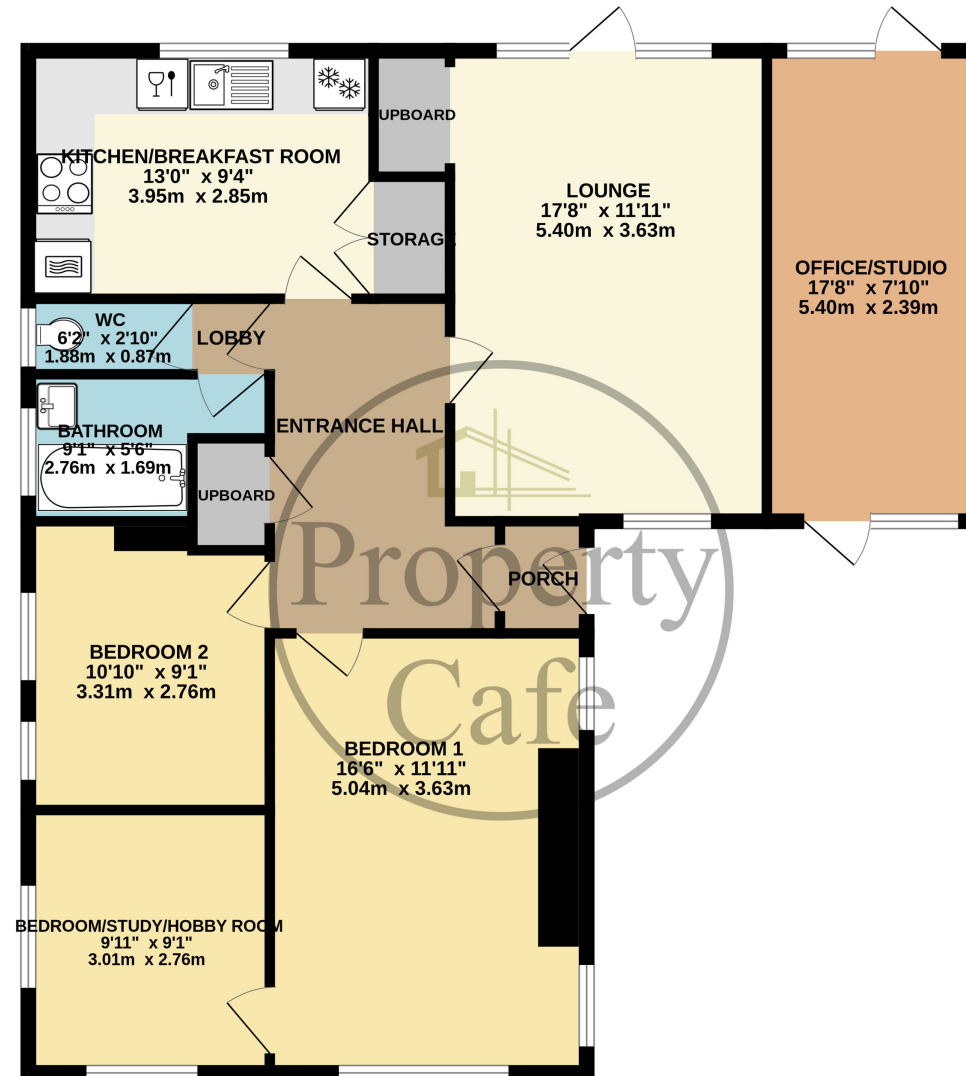




Property Café are delighted to present to the market this well proportioned two/three bedroom detached bungalow for sale in a particularly sought after pocket of 'Chantry' Bexhill. Accommodation and benefits include; An entrance porch leading to a light & airy inner hallway; Generous lounge offering ample space to relax & entertain as well as a door leading to the garden; Modern fitted kitchen breakfast room with plenty of cupboard & worktop space in addition to integrated appliances including, fridge/freezer, double oven, electric hob and dishwasher; Two spacious double bedrooms, the master also offering access to what has previously been used as a third bedroom/hobby room/study; Modern fitted family bathroom comprising of a bath with overhead shower and wash basin; Separate WC. Externally the bungalows garage has been comprehensively converted to a studio/home office; There is off-road parking for several vehicles via a block paved driveway & space for an electric vehicle charging point; A private & sunny rear garden mostly laid to lawn and an area of patio. The property is offered for sale in good decorative order throughout, with updated double glazing, gas central heating and 4.2kw solar panels with a 7kw Tesla Battery. We recommend you view at your earliest convenience.




GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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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Bedrooms: 3
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply. Solar PV Panels.
EPC Rating: B (87)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. 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 that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated in a very popular residential 'Chantry' area of Bexhill close by to the hospital and positioned only a short walk to Bexhill old town. Bexhill town centre itself offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and 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 pharmacy & post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two/Three Bedroom Detached Bungalow For Sale
 - Modern Fitted Kitchen/Breakfast Room
 - Additional Studio/Home Office
 - Sunny & Private Rear Garden
 - Block Paved Off-Road Parking For Several Vehicles
- Solar Panels & Tesla Battery
- Space For A EV Charging Point
- Gas Central Heated & Double Glazed
- Sought After Residential Location
- Viewing Highly Recommended