




  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£450,000** 17 Fowlers Close, Bexhill-on-Sea TN39 4JU  
Offers Over  3 Bedroom  2 Bathroom  2 Reception







## AT A GLANCE...

A deceptively spacious detached chalet bungalow in a popular West Bexhill location and just 0.8 miles from the village of Little Common. Being sold with no onward chain and accommodation including; A fitted kitchen/breakfast room with an integrated eye-level oven and gas hob, a dishwasher and under counter fridge. The lounge overlooks the rear garden and has a door opening into the sun room with doors out to the rear garden. Additionally, a large dual aspect double bedroom, a shower room, and a shower room are located on the ground floor. On the first floor you will find two large double bedrooms, a bathroom suite and eaves storage space. Furthermore, the property benefits from double glazing and gas central heating.



### Key Features:

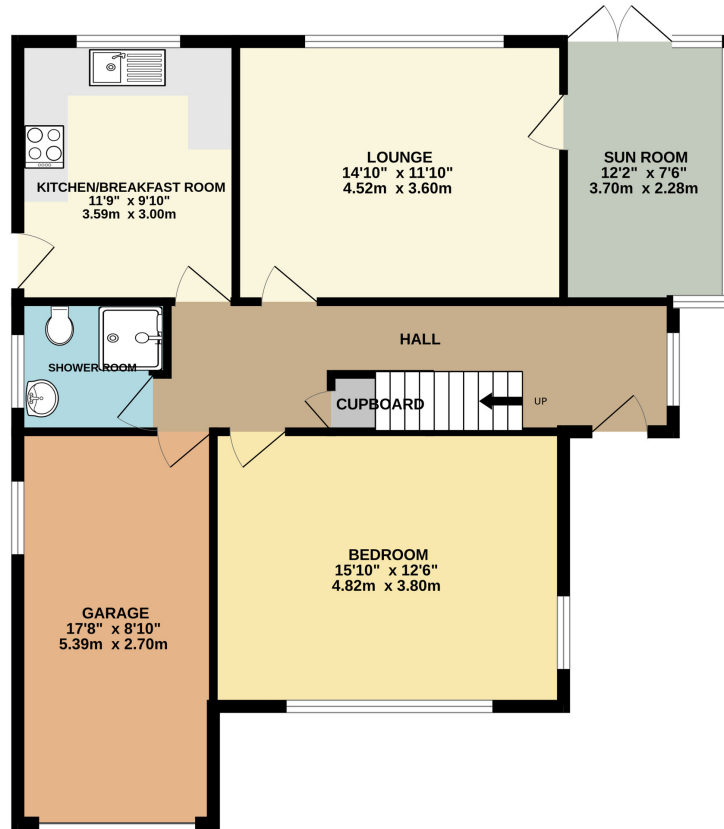
- A Detached Chalet Bungalow
- Two Bathrooms
- Integral Garage & Off-Road Parking
- Three Double Bedrooms
- No Onward Chain
- Double Glazing & Gas Central Heating

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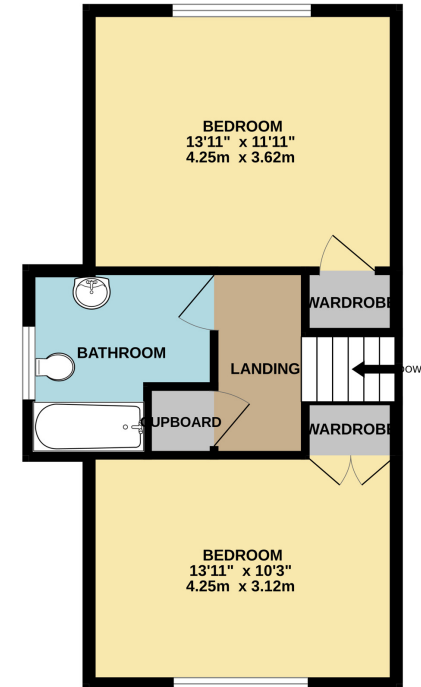
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GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Exterior

There is a driveway at the front of the property, as well as an area of lawn and gated side access to the rear garden.

The rear garden is predominantly laid to lawn with a patio area, garden shed and mature trees and shrubs.

### Location

The property 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. The closest School being Little Common Primary School, currently rated as outstanding on its most recent Ofsted report.

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