



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£665,000** Watermill Lane, Bexhill-on-Sea TN39 5JB  
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception

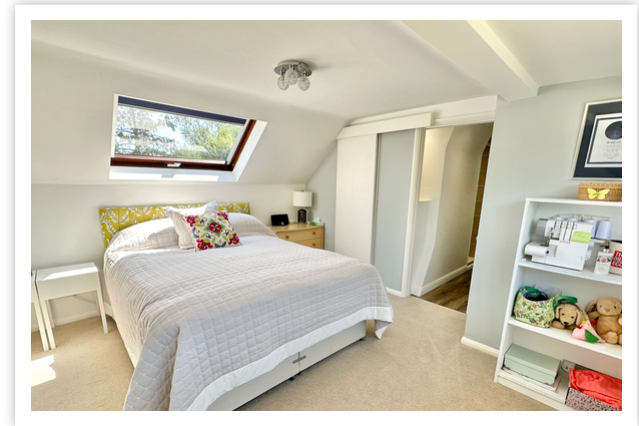
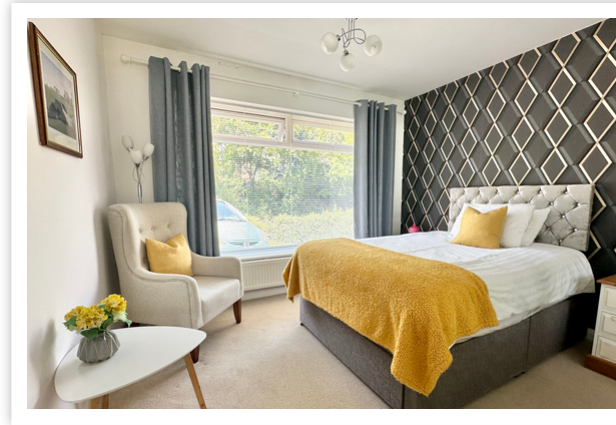






## AT A GLANCE...

This outstanding detached chalet bungalow is situated on a 0.37-acre plot. In a rural location just over three miles from Bexhill's iconic seafront promenades, this property has a great deal of natural light with the majority of the accommodation having dual aspect and spacious accommodation, including: A triple aspect reception room with a wood burning open fireplace and double doors out to the rear gardens. With beautiful views of the rear garden, the modern fitted kitchen/diner offers a range of wall and base units with integrated appliances including a dishwasher, and fridge. The dining area benefits from a door leading out to the garden terrace. There is range of fitted units matching the kitchen, as well as access to a large utility room with fitted cupboards and plumbing for utilities. In addition, the ground floor features a double bedroom with fitted wardrobes and an impressive triple aspect master suite. Fully equipped with built-in wardrobes, double doors to the rear garden and direct access to the 'Jack & Jill' four-piece bathroom suite. The first floor has two spacious double bedrooms with countryside views, one of which has an en suite shower room. Furthermore, the property benefits from some original wooden flooring, oil fired heating and particularly large double glazed windows allowing for an affluence of natural light throughout the property.



### Key Features:

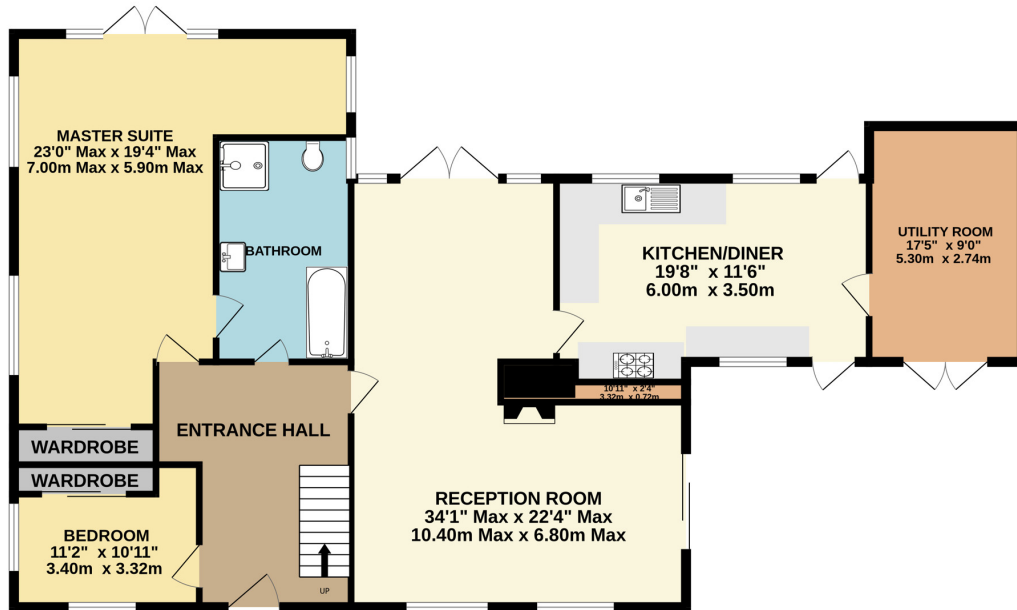
- Outstanding Detached Chalet Bungalow
- Two Bathrooms
- Rural Location Just 3 Miles From Bexhill Seafront
- Modern Fixtures & Fittings
- Four Good Sized Double Bedrooms
- Stunning 0.37 Acre Plot
- Extensive Off Road Parking
- Abundance Of Natural Light

Watermill Lane, Bexhill-on-Sea, East Sussex,  
TN39 5JB

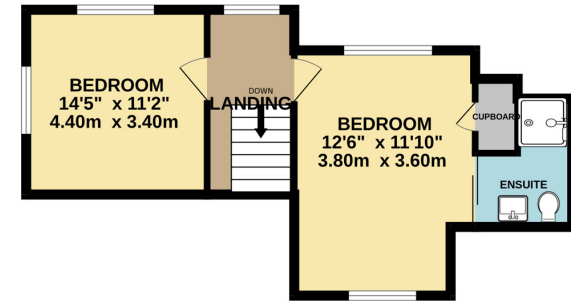
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GROUND FLOOR



1ST FLOOR



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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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>		73
(55-68)	<b>D</b>	59	
(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	

### Outside

The block-paved driveway provides off-road parking for multiple vehicles. There is an area of lawn and side access is available to the rear garden.

The sizeable rear garden is predominantly laid to lawn with a variety of well-established plantings and mature trees. There is a patio area ideal for alfresco dining, a further raised terrace area and a garden shed.

### Location

The property is situated in a quiet rural location set within a 0.37 acre plot. Within 2.5 miles you will find Schools for all ages, Bexhill town center and seafront promenades are just over 3 miles away, as well as an array of well regarded Restaurants and mainline railway station. The beautiful village of Catsfield is just 2 miles away with day-to-day shops, transport links and a well-regarded pub/restaurant.

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