



11 Willow Drive, Bexhill-on-Sea, East Sussex, TN39 4PX

A Two Bed Bungalow With Additional Loft Rooms Offering Excellent Scope & Potential (Sold With No Chain) £425,000 - Freehold

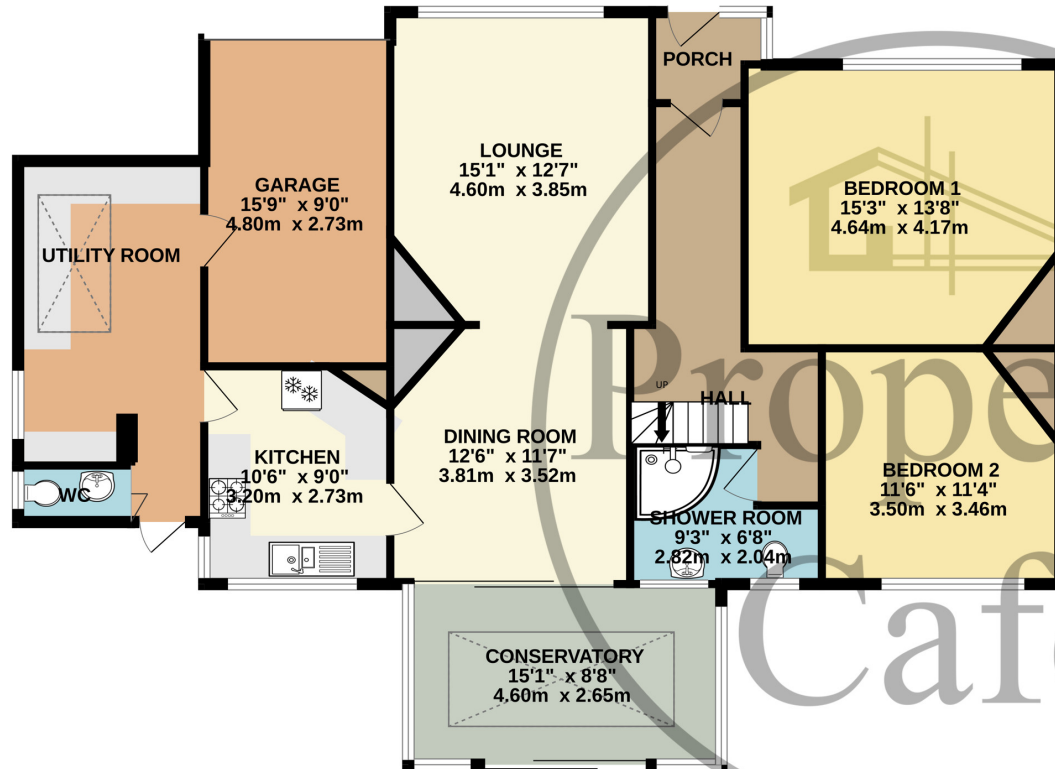




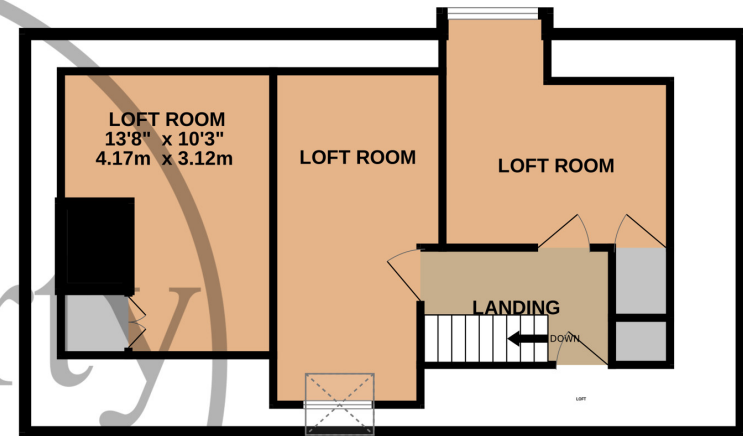
The Property Café is delighted to offer for sale this spacious two bedroom detached bungalow situated in a sought-after location close to Little common Village. As you will note from the adjacent photographs & floor plan the property offers spacious accommodation throughout with excellent scope and potential to improve. Accommodation & benefits include: An enclosed porch with front door leading into the entrance hall, a spacious dual aspect through lounge-diner with large conservatory overlooking the garden, a fitted kitchen area and an extended utility space to the side with access to the garage the garden and an additional ground floor cloakroom. Please note that both bedrooms are decent size double rooms and there is a good size ground floor shower room. As you may note there is a spacious loft area that originally provided two further bedrooms plus an additional hobbies room offering excellent potential to reinstate into living accommodation. To the front of the property there is a mature arear of garden and drive leading to an integral garage with remote control up and over door. At the rear there is a large garden primarily consisting of lawn, with established planted borders and a canopy of trees that offer privacy. The property is situated within easy walking distance of Little Common village and is being offered for sale with no chain. For any additional information or to arrange to view please contact our Bexhill team on 01424 224488



GROUND FLOOR
1375 sq.ft. (127.8 sq.m.) approx.



LOFT SPACE WITH SCOPE
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 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: 2
Receptions: 2
Council Tax: Band E
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: E (53)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Agents Note: Please note that the loft space has been converted at some point we believe in circa 1970's to offer two additional bedrooms & a hobbies/workshop space. When the loft space was developed the builders used a form of Asbestos Boarding to partition the rooms. This has all been professionally removed by a specialist contractor. Further details are available by contacting the Bexhill Sales office on 01424 224488





The property is situated within walking distance of Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office.

There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Spacious Two Bedroom Detached Bungalow
- Converted Loft Space To Re-instate As Bedrooms
 - Spacious Through Lounge-Dining Room
 - Good Size UPVC Conservatory
 - Currently Two Beds (Loft Space Offers x2 Additional Rooms)
 - Lovely Mature Front & Rear Gardens
 - Excellent Scope & Potential To Improve
 - Modern Kitchen & Shower Room
- Central Heated & D.Glazed Throughout
 - Integral Single Garage & Drive
- Utility Area & Separate W.C Cloakroom
- Lovely Mature West Facing Rear Garden
 - Easy Reach Of Little Common Village
 - Viewing Highly Recommended
 - Sold With No Onward Chain