



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£585,000 15 Crofton Park Avenue, Bexhill-on-Sea TN39 3SE
3 Bedroom 1 Bathroom 2 Reception



AT A GLANCE...

A truly exceptional detached bungalow situated in a highly desirable location in West Bexhill just 0.8 miles from the popular village of Little Common. The bungalow boasts an abundance of natural light throughout and has been subjected to a comprehensive refurbishment during the current ownership and offers accommodation including; A spacious entrance hall leading to the dual aspect lounge with a feature electric fireplace and sliding doors to the rear garden. The impressive kitchen/diner features matching wall and base units finished with Calacatta Quartz work surfaces. In addition, the kitchen has a central island unit, space for appliances, double doors to the rear garden and features under counter lighting. Adjacent to the kitchen is a separate utility room and a cloakroom. Three good-sized bedrooms are located in the bungalow, one with fitted wardrobes. Furthermore, there is a modern bathroom suite, substantial fully insulated loft space with a Velux window, gas central heating and double glazing. In 2016, the roof was replaced and a new combination boiler was installed. In 2021, the bungalow was rewired, an upgraded bathroom suite was installed, and new radiators were added throughout. During 2022, a new block-paved driveway was laid, a new kitchen was installed, and double glazing and doors were upgraded.



Key Features:

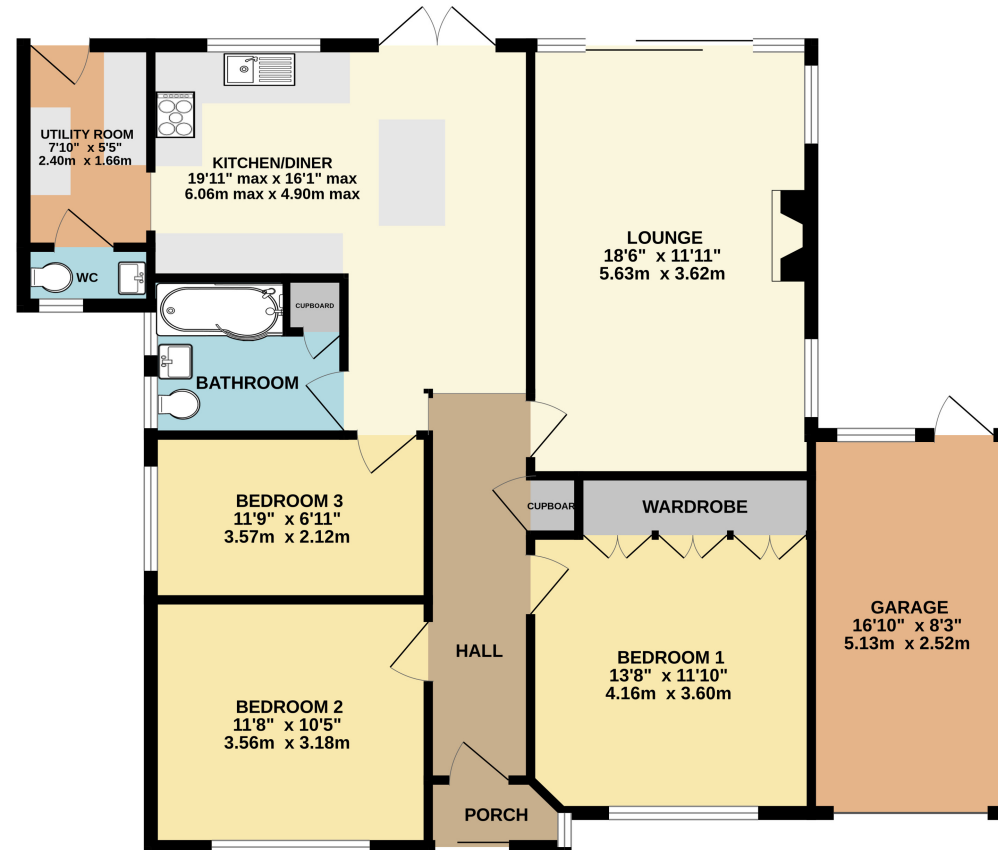
- Impressive Detached Bungalow
- Stunning Kitchen/Diner
- Highly Sought After Location
- Generously Sized Gardens
- Three Bedrooms
- Separate Utility Room
- Extensive Off Road Parking & Garage
- Comprehensively Refurbished Throughout

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GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Outside

The front of the property has an extensive block paved driveway, an area of lawn and gated side access to the rear garden from both sides of the property. An up-and-over door provides access to the garage.

The rear garden is predominately laid to lawn with mature flower beds and shrubs. The rear garden offers a great deal of privacy and there is a large Indian sandstone patio area ideal for alfresco dining, a filtered fish pond, power point and water tap. There is a great deal of space on both sides of the property, one with a vegetable garden and one with a fruit garden.

Location

The property is situated in a highly sought-after location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.7 miles away along with Cooden Beach Golf Club and the beach at Cooden. Bexhill Town Centre is just 1.3 miles away with seafront promenades, Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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