



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£425,000 19 Chestnut Walk, Bexhill-on-Sea TN39 4PS
🛏️ 3 Bedroom 🚿 2 Bathroom 🛋️ 1 Reception



AT A GLANCE...

This detached chalet bungalow is ideally located within walking distance of the amenities of Little Common Village and benefits from a generously sized west-facing rear garden, offered to the market with no onward chain.

The property enjoys abundant natural light throughout and offers versatile accommodation. The welcoming entrance hall leads to a spacious triple-aspect reception room, featuring a bay window and sliding doors opening directly onto the rear garden. The fitted kitchen comprises matching wall and base units, an integrated oven and hob, and space for additional appliances. A door from the kitchen leads to a lobby area with access to the rear garden and a workshop, which houses the Viessmann boiler. Completing the ground floor is a modern fitted wet room and two well-proportioned double bedrooms.

To the first floor, there is a dual-aspect double bedroom and a shower room. Further benefits include gas central heating and predominantly double-glazed windows. Early viewing is highly recommended to fully appreciate the space, light and potential this property has to offer.

19 Chestnut Walk, Bexhill-on-Sea, East Sussex, TN39 4PS

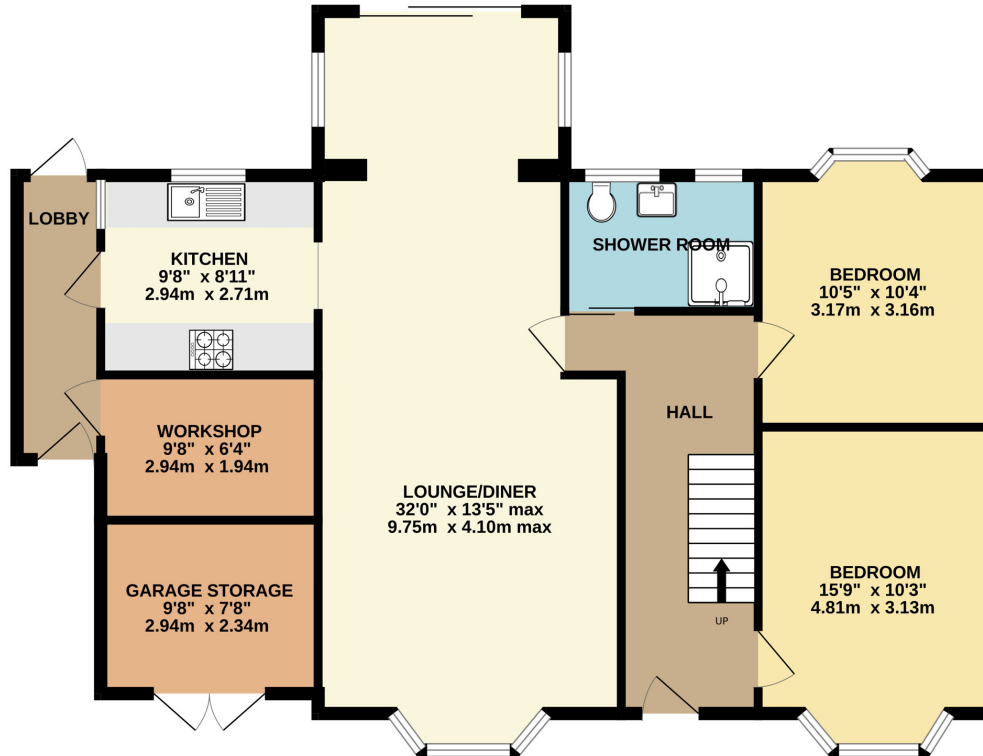
 3 Bedroom  2 Bathroom  1 Reception



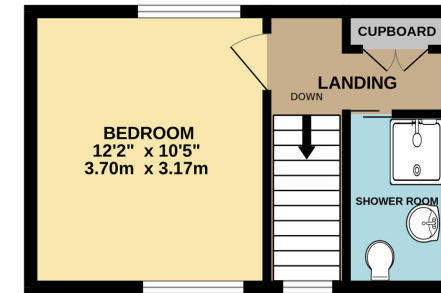
Key Features:

- Detached Chalet Bungalow
- Walking Distance To Little Common Village Amenities
- Two Shower Rooms
- Off Road Parking & Garage Storage
- No Onward Chain
- Three Double Bedrooms
- Large West Facing Rear Garden

GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

To the front of the property there is off-road parking, along with a garage providing useful storage. The generously sized west-facing rear garden is predominantly laid to lawn and is well established with a variety of mature shrubs and trees. A small patio area offers an ideal space for alfresco dining and outdoor entertaining.

Location

The property is conveniently located within a short walk of Little Common village, offering a range of local amenities including restaurants, a Tesco Express, GP surgery, pharmacy, hairdressers, bakery and delicatessen. Regular bus services provide easy access to Bexhill town centre, Hastings and Eastbourne. Cooden railway station is approximately a mile away and offers direct services to Hastings, Eastbourne, Brighton, Gatwick Airport and London Victoria. Little Common Primary School, currently rated 'Outstanding' in its most recent Ofsted inspection, is just 0.4 miles away.

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