



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£399,995

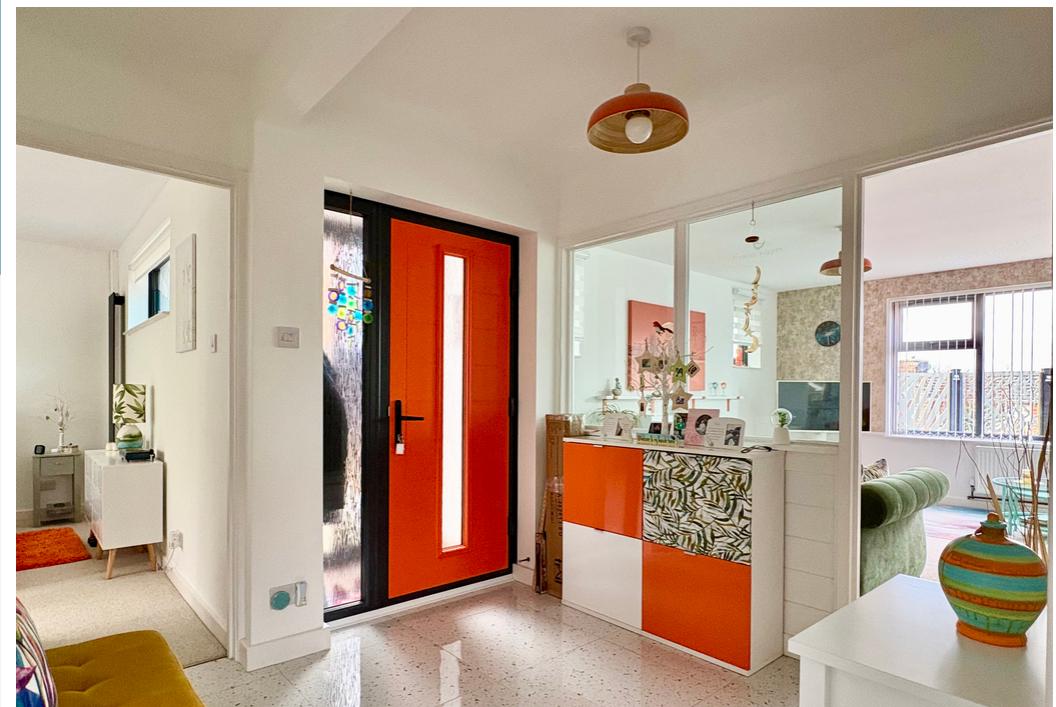
3 Lychgate Close, Bexhill-on-Sea, East Sussex TN40

<sup>2EW</sup>

2 Bedroom

1 Bathroom

1 Reception



# AT A GLANCE...

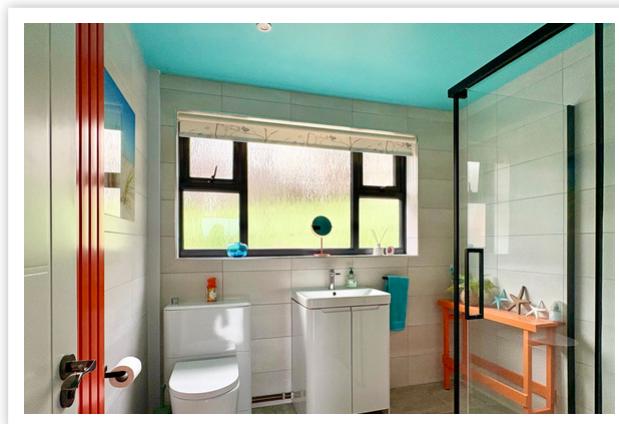
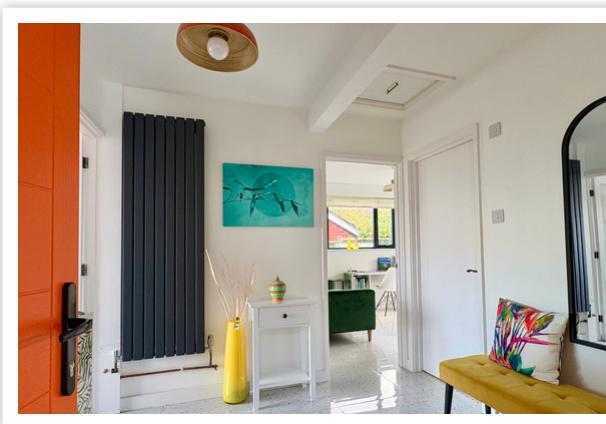
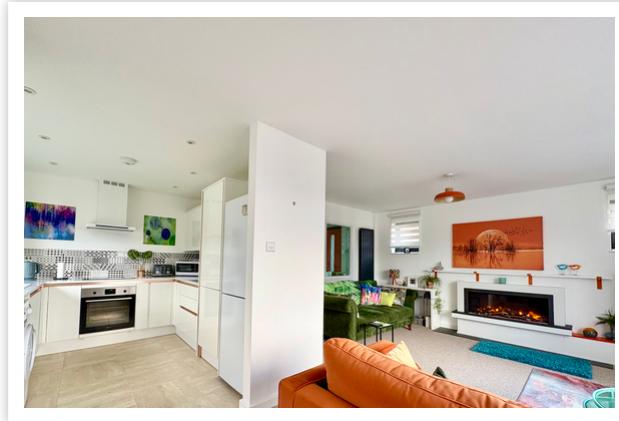
Bexhill Estates are extremely proud to present this stunning and fully refurbished two bedroom detached bungalow. This light and deceptively spacious property has been tastefully modernised by the current owners, with works including, re-plastering, re-wiring, replacement double glazed windows and doors, gas boiler, landscaped rear garden and fully redecorated throughout.

This impressive property boasts spacious entrance hall, double aspect sitting/dining room, fully modernised kitchen with range of built in appliances, fully re-fitted modern shower room with w/c and two light and bright bedrooms, bedroom two having direct access into the Southerly rear garden.

In addition the property benefits from a detached garage, off road parking for several vehicles, gated access to further parking, attractive and landscaped front garden and fully landscaped rear garden created with low maintenance in mind, with substantial patio area.

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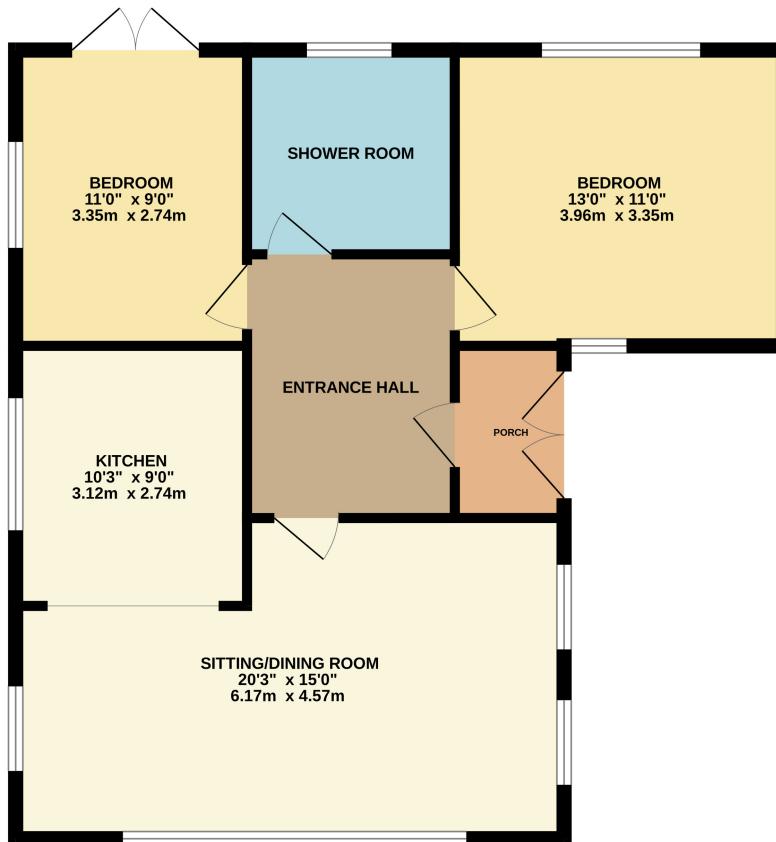
2 Bedroom 1 Bathroom 1 Reception



## Key Features:

- Immaculate Detached Bungalow
- Immaculate Throughout
- South Facing Landscaped Garden
- Off Road Parking
- Two Bedrooms
- Re-fitted Kitchen and Shower Room
- Detached Garage

GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of individual rooms and of the property as a whole are approximate. 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.

Maple Web Design



## EXTERIOR

The attractive landscaped front garden provides the perfect backdrop, with areas of lawn, range of mature planting and grasses and with additional screening, creating a contemporary feel. There is off road parking for several vehicles, and a further area of parking behind double gates in front of the detached garage. The rear southerly garden has been thoughtfully landscaped to create an area of tranquility, with thoughtful planting and area of patio perfect for alfresco dining in the warmer months.

## LOCATION

Situated in a popular residential located in the popular Chantry area of Bexhill and within walking distance of Chantry Primary School. The picturesque old town is a short walk away, together with the iconic seafront promenade and the mainline train station offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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