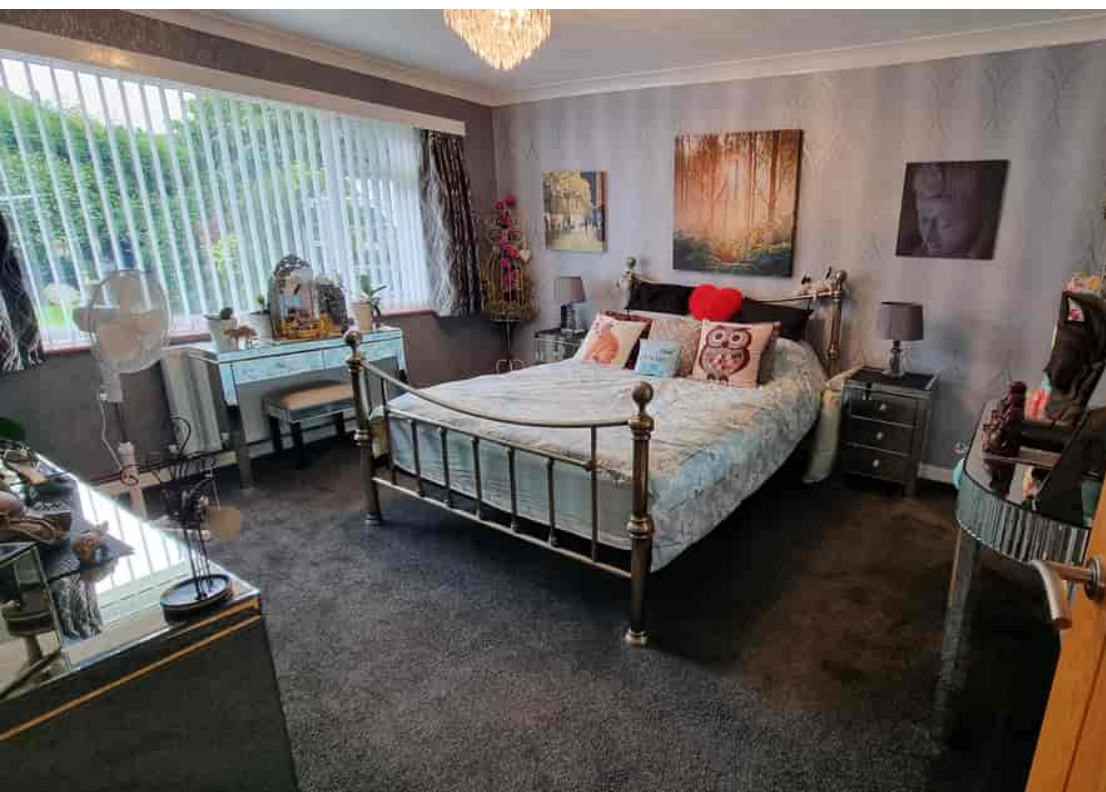




82 The Gorseway, Bexhill-on-Sea, East Sussex, TN39 4NA

Immaculate & Fully Refurbished Three Bedroom Detached Bungalow £539,950 - Freehold





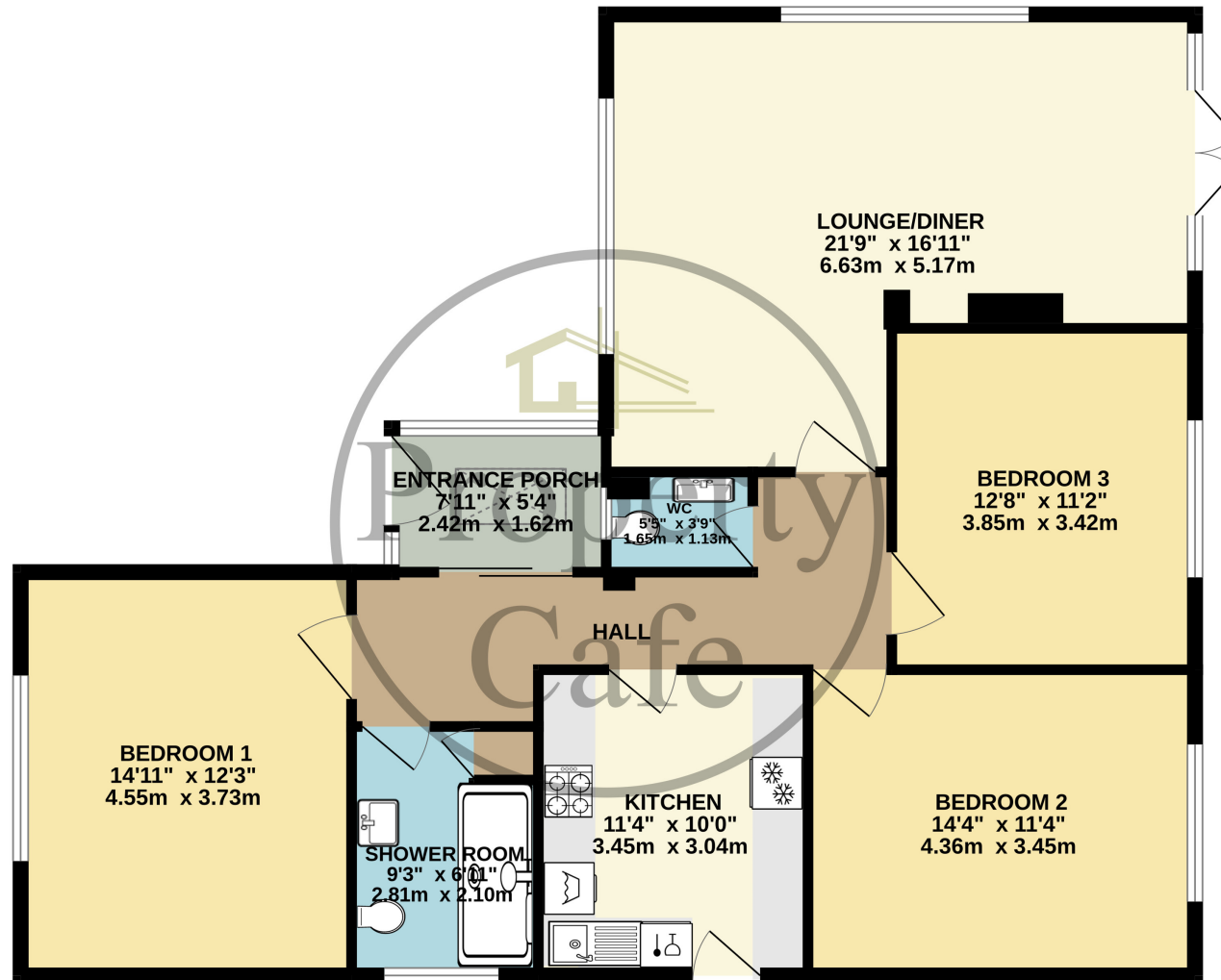


The Property Cafe is delighted to Offer For Sale : The Three Bedroom Detached Larkin Built Bungalow Offering Benefits & Accommodation To Include: A Spacious & Secure Enclosed Entrance Porch \* Spacious L Shaped Inner Hall \* Three Good Size Double Bedrooms \* Lovely & Bright 'L' Shaped Triple Aspect Lounge-Diner With Patio Doors To The Garden \* A Modern Bespoke Fitted Shower Room Separate \* Additional Separate Fully Tiled Cloakroom W.C \* Spacious & Modern Fitted Kitchen With Ample Fitted Units & Working Space \* Lovely Landscaped Front Garden That Wraps Around The Property \* Detached Garage & Off Rd Parking \* Rear Garden with Patio, Lawn & Decking Area \* Central Heated & Fully Double Glazed \* Good Size Boarded Loft Space With Skylight Window & Pull Down Ladder \* An Immaculate Bungalow Throughout \* Located In A Sought After Little Common Location \* Close To Bus Routes & Local Shops \* Viewing Highly Recommended \* Call Our Bexhill Team On 01424 224488.





**GROUND FLOOR**  
**1133 sq.ft. (105.2 sq.m.) approx.**




TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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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Bedrooms: 3  
Receptions: 1  
Council Tax: Band D  
Council Tax: Rate 2552.34  
Parking Types: None.  
Heating Sources: None.  
Electricity Supply: None.  
EPC Rating: C (69)  
Water Supply: None.  
Sewerage: None.  
Broadband Connection Types: None.  
Accessibility Types: None.

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



A Spacious & Secure Enclosed Entrance Porch \* Spacious L Shaped Inner Hall \* Three Good Size Double Bedrooms \* Lovely & Bright 'L' Shaped Triple Aspect Lounge-Diner With Patio Doors To The Garden \* A Modern Bespoke Fitted Shower Room Separate \* Additional Separate Fully Tiled Cloakroom W.C \* Spacious & Modern Fitted Kitchen With Ample Fitted Units & Working Space \* Lovely Landscaped Front Garden That Wraps Around The Property \* Detached Garage & Off Rd Parking \* Rear Garden with Patio, Lawn & Decking Area \* Central Heated & Fully Double Glazed \* Good Size Boarded Loft Space With Skylight Window & Pull Down Ladder \* An Immaculate Bungalow Throughout \* Located In A Sought After Little Common Location







The property is situated within walking distance to 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 service 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.

- Immaculate Three Bedroom Bungalow
  - Three Double Bedrooms
  - Enclosed UPVC Entrance Porch
- Spacious Entrance Hall With Ample Storage
- 'L' Shaped Triple Aspect Lounge-Diner
- Modern Shower Room With Bespoke Suite
  - Separate Fully Tiled Cloakroom
  - Spacious & Modern Fitted Kitchen
  - Lovely Landsaped Front Garden
- Detached Garage & Off Rd Parking
- Rear Garden with Patio, Lawn & Decking Area
  - Good Size Boarded Loft With Skylight
- An Immaculate Bungalow Throughout
- Central Heated & Fully Double Glazed
  - Sought After Corner Location
- Sought After Little Common Location
  - Viewing Highly Recommended