



17 Summer Hill Road, Bexhill-on-Sea, East Sussex, TN39 4LN

Well Proportioned Four Bedroom Detached Chalet Bungalow With South Facing Garden £475,000 - Freehold







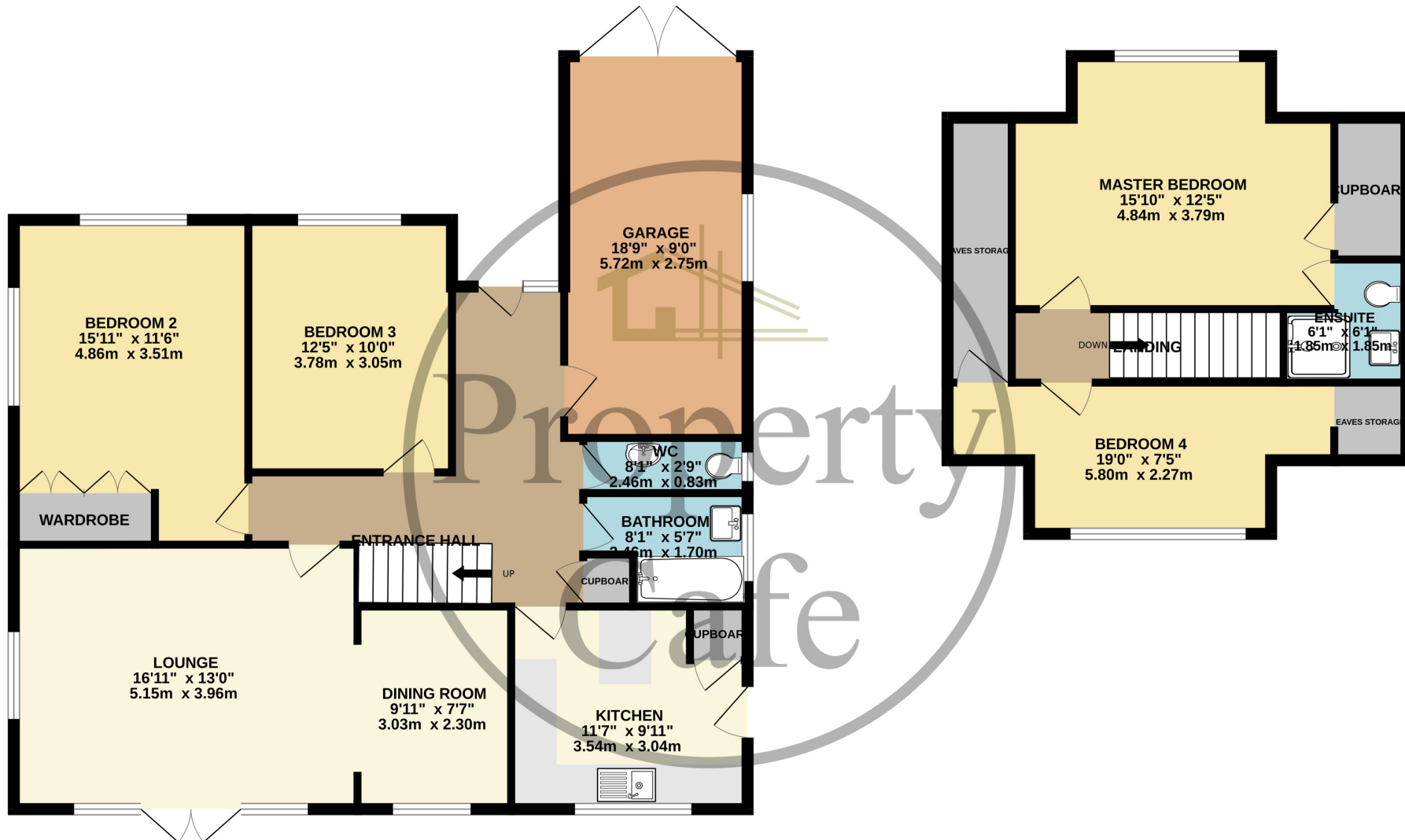


Property Café are delighted to present to the market this extremely well proportioned, four bedroom, detached chalet bungalow for sale in a sought after pocket of 'Broad Oak Park' Bexhill. Accommodation and benefits include; A bright & airy entrance hall giving access to all ground floor rooms; Spacious lounge/diner offering an excellent space to relax or entertain with French doors leading to the garden; Fitted kitchen with ample cupboard & worktop space as well as room for freestanding cooker & white goods; Two generous ground floor double bedrooms; Modern fitted family bathroom comprising of a bath with overhead shower attachment & wash basin; Separate WC. Upstairs consists of two further bedrooms the master boasting a large storage cupboard/wardrobe and a newly fitted en-suite shower room. Externally this property offers a private & sunny south facing rear garden with lots of potential, a single garage and off-road parking. Other benefits include; gas central heating, double glazing and no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 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:** 4  
**Receptions:** 2  
**Council Tax:** Band E  
**Council Tax:** Rate 2964.43  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (68)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated in the highly sought-after Broad Oak Park area of West Bexhill and well known to be one of the quietest residential areas within our town. Broad Oak Park itself is just a few minutes' walk away. The property offers easy access to both Little Common Village & Bexhill Town Centre that both offer 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 are regular bus services to Eastbourne and Hastings. Collington train station is only a short distance away providing direct routes in to Gatwick & central London and the new Link Road provides an easy route to the A21 & Conquest Hospital.

- Four Bedroom Detached Chalet Bungalow For Sale
  - Spacious lounge/Diner
  - Master Bedroom & En Suite Shower Room
  - Ground Floor Bathroom & Separate WC
  - South Facing & Private Rear Garden
- Single Garage & Off-Road Parking
  - Ample Storage Throughout
- Sought After 'Broad Oak Park' Area Of Bexhill
  - Sold With No Onward Chain
  - Viewing Highly Recommended