



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£725,000** Squirrel Close, Bexhill-on-Sea TN39 4LY  
🛏️ 5 Bedroom 🚿 4 Bathroom 🛋️ 3 Reception







## AT A GLANCE...

This exceptional extended detached house is now available for sale through Bexhill Estates. The property is located in a quiet cul-de-sac location in the desirable Little Common area of West Bexhill offering spacious and versatile accommodation including a spacious lounge with a feature log burner. There is an impressive modern fitted kitchen with a range of matching wall units and base units with laminated work surfaces. Integrated appliances include a 5-ring gas hob, oven and microwave, as well as a large walk-in larder cupboard. The kitchen opens into a separate dining room with double doors leading into the conservatory featuring floor-to-ceiling windows, a self-cleaning vaulted roof and beautiful views of the rear garden. In addition, the ground floor boasts a utility room, a cloakroom, a further reception room with an attractive vaulted ceiling and double doors opening onto the rear garden. Furthermore, you will find a spacious ground-floor bedroom including a dressing area and en-suite shower room, ideal as an annexe if required. The first floor boasts four good-sized double bedrooms, two with en-suite bathrooms and a further family bathroom. An integrated loft ladder provides access to a large boarded loft space with power and double insulation. Moreover, the house benefits from newly installed double glazing in March 2023 and gas central heating.



### Key Features:

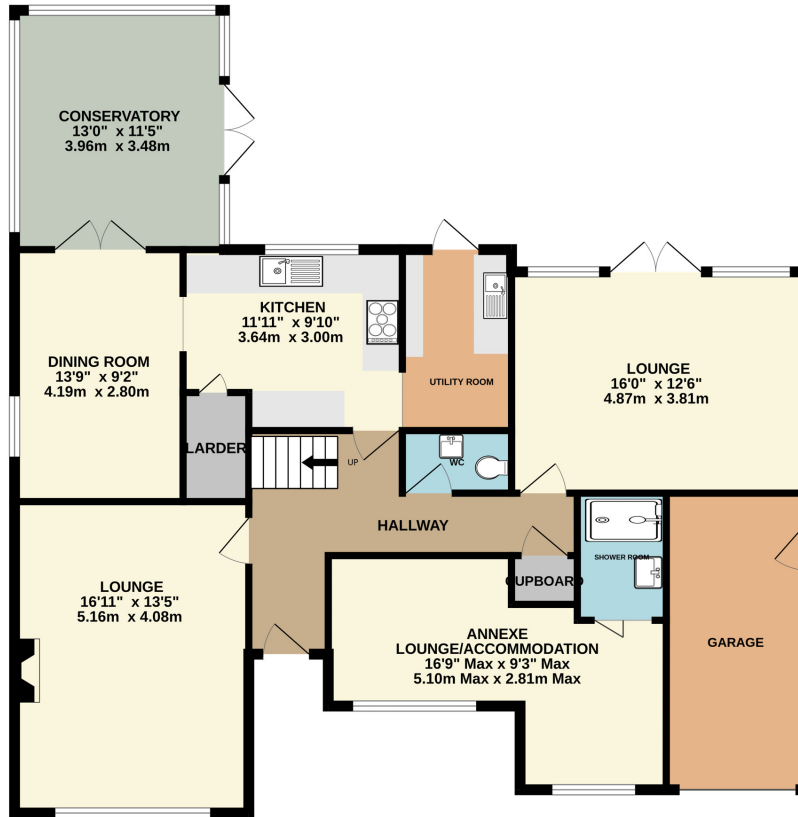
- Substantial Extended Detached House
- Four Bathrooms ( 3 En-Suite)
- Modern Fixtures & Fittings Throughout
- Annexe Accommodation If Required
- Five Double Bedrooms
- Four Reception Rooms
- Newly Installed Double Glazing March 2023
- 6 Car Driveway & A Garage

Squirrel Close, Bexhill-on-Sea, East Sussex,  
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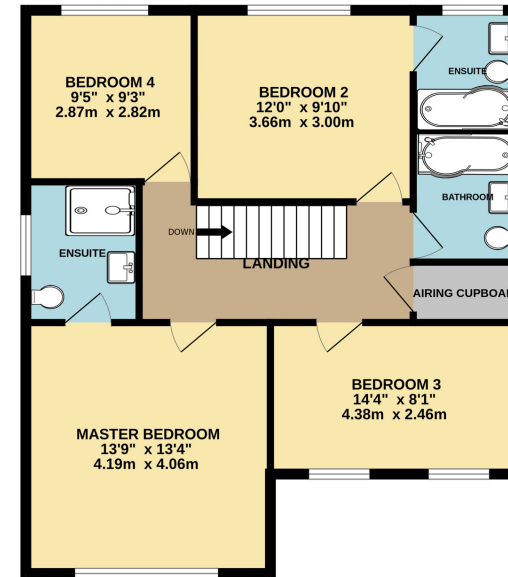
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GROUND FLOOR  
1328 sq.ft. (123.4 sq.m.) approx.



1ST FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 2083 sq.ft. (193.5 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	80
EU Directive 2002/91/EC			

### OUTSIDE -

The house is situated on a sizeable plot with beautifully landscaped gardens to both the front and rear. The front garden is laid to lawn with well-established flower beds and mature shrubs. There is a 6-car block-paved driveway that we re-laid approximately 2 years ago and access is available into the garage. The rear garden is predominately laid to lawn with a variety of well-stocked raised borders and garden sheds. Furthermore, you will find patio areas ideal for alfresco dining and mature trees offering a great deal of seclusion and privacy in the garden.

### LOCATION -

The property is situated in a popular location in West Bexhill. Located just 0.7 miles from the village of Little Common, offering a range of independently owned shops, a late opening Tesco Express, Doctors surgery & dentist. The closest School is Little Common Primary School, currently rated as 'outstanding' on the most recent OFSTED report. Bexhill Mainline railway station and the seafront promenades are just 2 miles away.

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