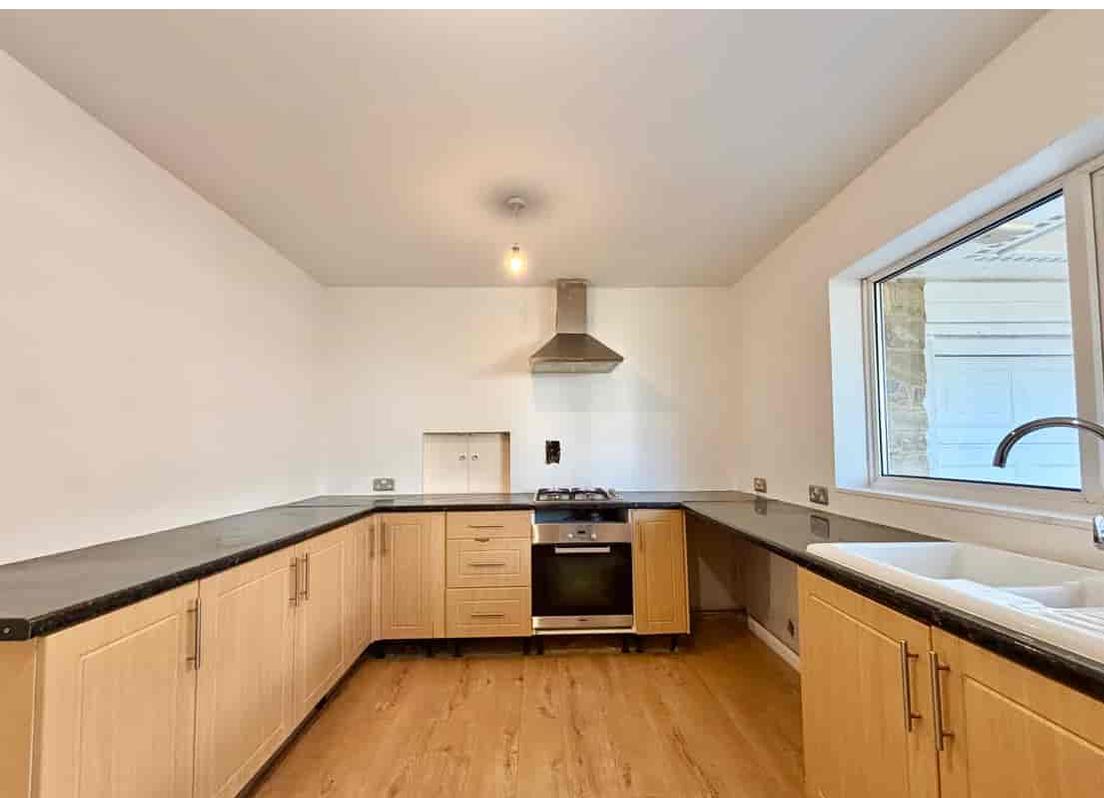




2 Sycamore Close, Little Common, Bexhill-on-Sea, East Sussex, TN39 4PZ

Generous Three Bedroom Detached Chalet Bungalow In A Peaceful Cul-De-Sac Within Little Common £525,000  
- Freehold





This charming three-bedroom detached chalet bungalow is situated in the highly sought-after residential area of Little Common, offering an excellent blend of comfort, style, and practicality. Boasting a well-designed layout, this spacious home is perfect for families or those looking to enjoy versatile living in a peaceful neighbourhood with easy access to local amenities.

Upon entering, you are welcomed into a generous lounge/diner that creates an inviting space for both everyday living and entertaining guests. The reception rooms are thoughtfully arranged to provide options for relaxing or formal dining, with plenty of natural light enhancing the warm and welcoming ambiance. Adjacent to the living space is a modern fitted kitchen, complete with integrated appliances and ample worktop and cupboard space, ideal for preparing family meals or entertaining.

The property offers three to four double bedrooms, including a master bedroom with a private en-suite shower room, providing a peaceful retreat and added convenience. The layout also includes three well-appointed bathrooms, ensuring comfort and privacy for family and visitors alike. This well-balanced accommodation caters perfectly to a variety of living arrangements, from family life to accommodating guests or a home office.

Built as a detached chalet bungalow, this home features gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. The property is sold with no onward chain, allowing for a smooth and straightforward purchase process. Off-road parking is available alongside a single garage with an electric roller door, providing secure parking and useful storage space.

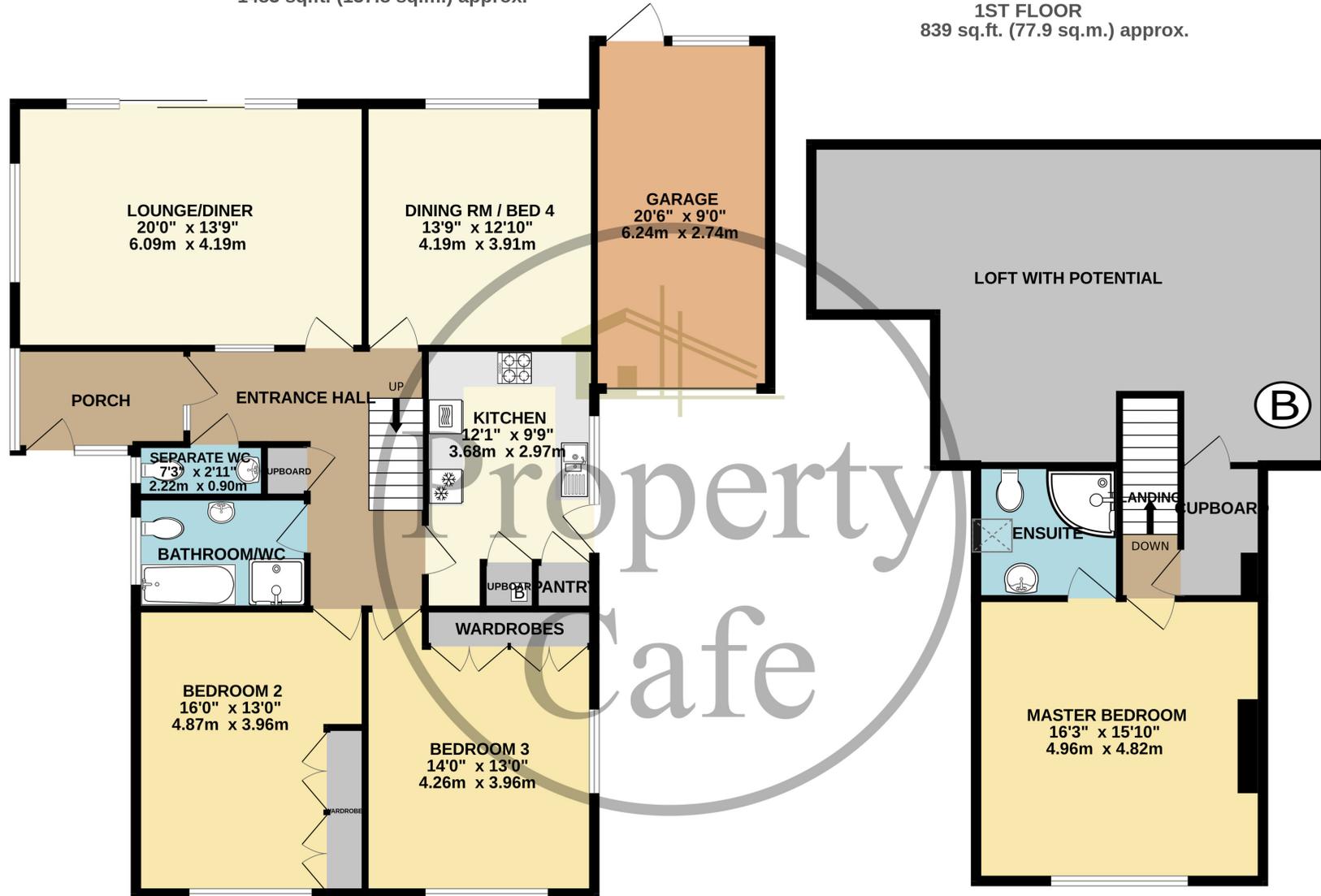
The outdoor space includes a private garden that is well-maintained and offers a tranquil setting for relaxation, family time, or social gatherings. Located in the desirable Little Common area, the property benefits from a quiet, residential position while being in close proximity to local shops, schools, and transport links.

This delightful detached chalet bungalow combines functionality and comfort in a sought-after location. Viewing is highly recommended to fully appreciate the generous living accommodation, spacious bedrooms, and the versatility this home offers. Whether you're looking for a family residence or a convenient long-term home, this property is an opportunity not to be missed.



**GROUND FLOOR**  
1483 sq.ft. (137.8 sq.m.) approx.

**1ST FLOOR**  
839 sq.ft. (77.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2322 sq.ft. (215.7 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:** 2  
**Council Tax:** Band E  
**Council Tax:** Rate 3119.52  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (66)  
**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>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Detached Chalet Bungalow For Sale
  - Three/Four Double Bedrooms
    - Generous Lounge/Diner
  - Fitted Kitchen Including Integrated Appliances
  - Master Bedroom With En-Suite Shower Room
- Single Garage & Off-Road Parking
- Gas Central Heated & Double Glazed Throughout
- Sought After Residential Position Within Little Common
  - Sold With No Onward Chain
  - Viewing Highly Recommended.