







BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£475,000  2 Bedroom  1 Bathroom  2 Reception
Bale Close, Bexhill-on-Sea, East Sussex TN39 4JT



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this spacious detached bungalow. Situated in a quiet cul-de-sac in a favourable location in West Bexhill, the bungalow offers accommodation in brief comprising an enclosed entrance porch opening in to the inner hallway. At the front of the bungalow you will find the lounge with a feature bay window and feature fireplace with an inset log burner. Adjacent to the lounge is bedroom one, a double aspect room with fitted wardrobes. Across the rear of the bungalow you will find bedroom two. A good-sized dual aspect double bedroom with views over the rear garden. In addition, there is a modern fitted four-piece bathroom suite and a spacious kitchen/diner. The kitchen/diner is dual aspect with a range of modern fitted wall units and base units, an integrated oven & hob and space for further appliances. Double doors open out to the rear garden and there is an integral door into the garage. Furthermore, the bungalow benefits from double glazing, gas central heating and a large loft space.

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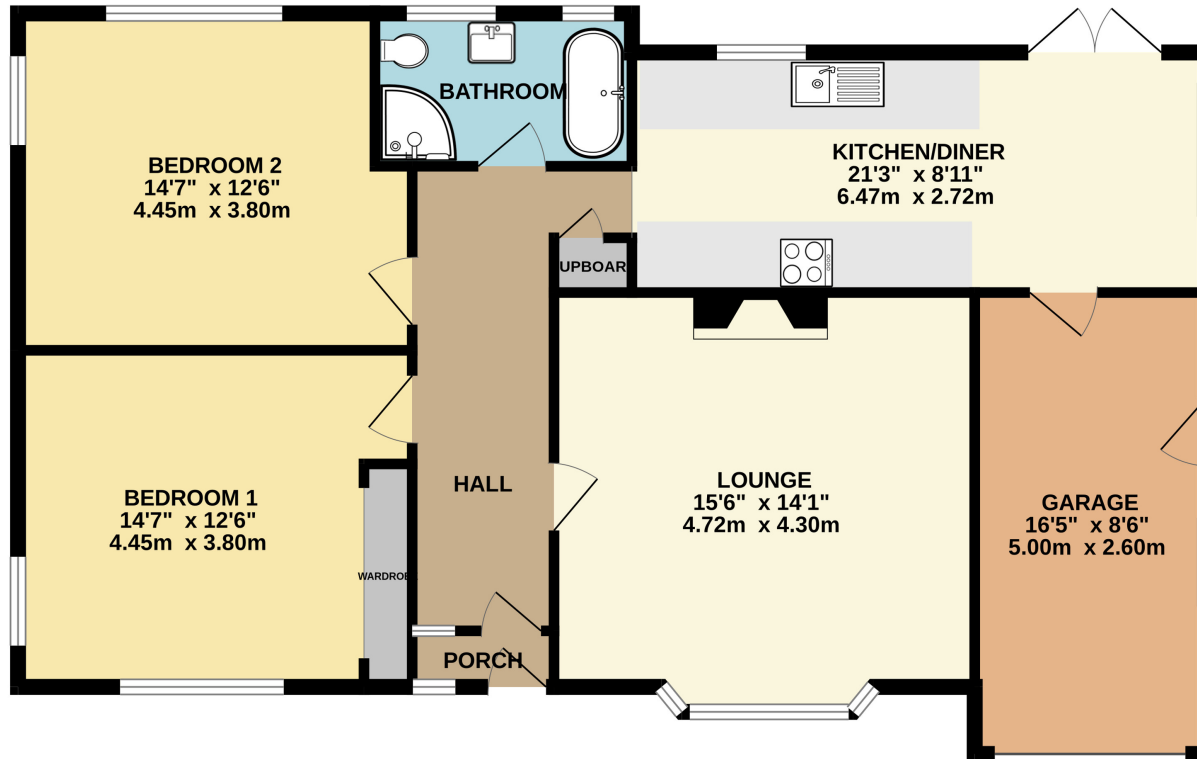


Key Features:

- Detached Bungalow
- Two Double Bedrooms
- West Facing Rear Garden
- Spacious Kitchen/Diner
- Quiet Cul- De- Sac Location In West Bexhill
- Modern Four Piece Bathroom Suite
- Double Driveway & Integral Garage
- Double Glazing & Gas Central Heating


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GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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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			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

OUTSIDE -

The bungalow has well-maintained gardens to both the front and rear. The front garden has an area of lawn and there is a well-established raised border, as well as mature trees. There are two driveways on either side of the lawned area, side access from both sides of the bungalow and an up & over door into the garage. The garage can be accessed internally and externally, benefitting from power and light.

The rear garden is West facing and predominantly laid to lawn. There is a seating area laid to artificial lawn, mature borders and two workshops, both with power & light, one could also be used as a home office if required.

LOCATION -

The bungalow is situated in a popular location in West Bexhill. Located just 0.8 miles from the village of Little Common offering a range of independently owned shops and a late opening Tesco Express, Doctors surgery & dentist. Bexhill Mainline railway station and the seafront promenades are just under 2 miles away.

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