



Robins Nest Sandhurst Lane, Bexhill-on-Sea, East Sussex, TN39 4RH

Well Presented Three Bed Chalet Bungalow In Lovely Semi-Rural Location Close Little Common £500,000

- Freehold





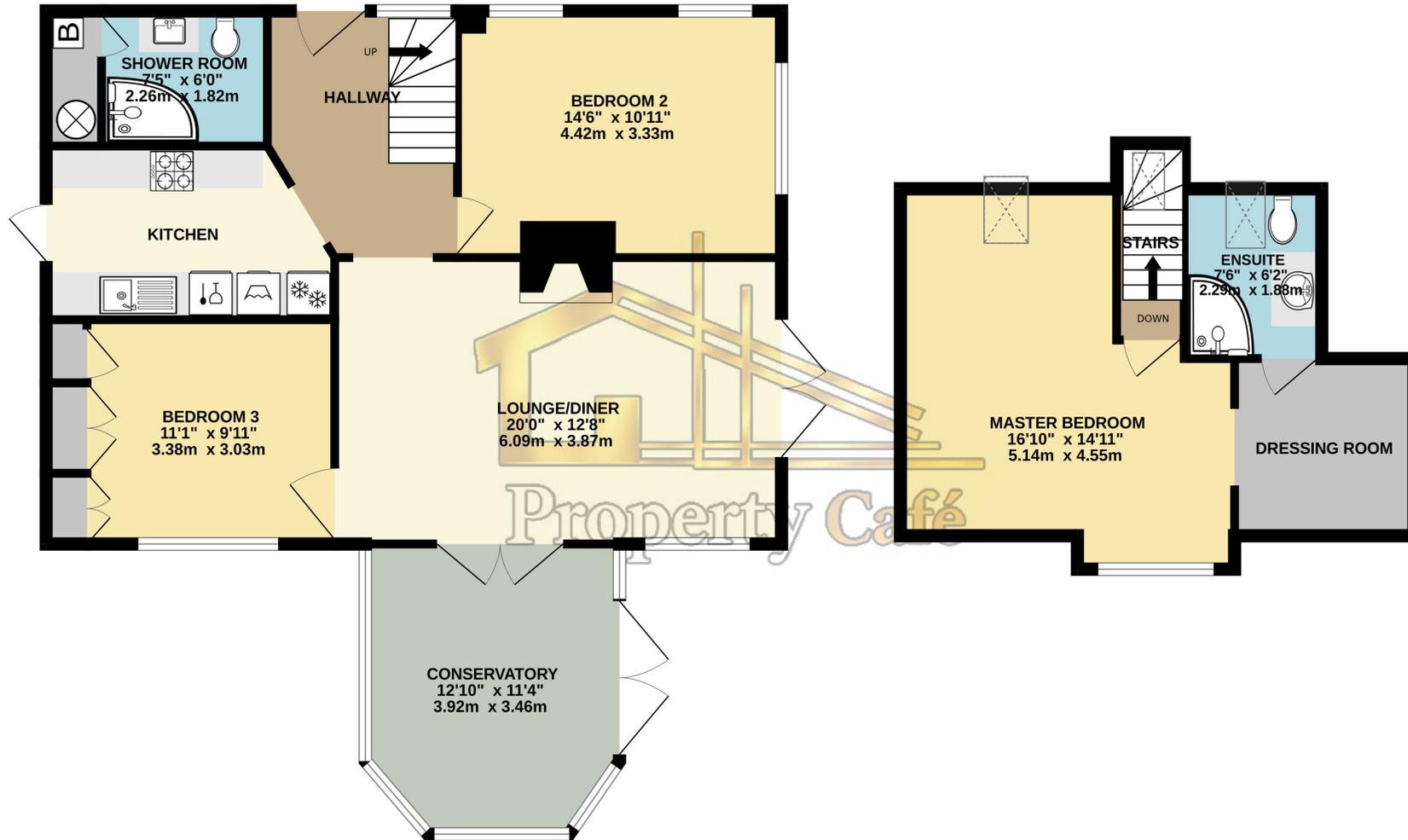
Robins Nest is tucked away in a peaceful semi-rural setting, just a short stroll from the charm of Little Common Village and the proposed new LC Doctors Surgery, this beautifully presented three-bedroom chalet bungalow offers a rare blend of character, comfort, generous outdoor space and an impressive workshop/garage. A bespoke London Door Company front door opens into a welcoming hallway that immediately sets the tone—full of warmth, personality and a true sense of arrival. The front windows all feature built-in shutters. At the heart of the home is a spacious dual-aspect lounge/diner, west-facing and filled with afternoon light. An original fireplace with inset log burner creates a cosy focal point, making this room as inviting in winter as it is bright in summer.

Shuttered patio doors lead out to a newly decked sun-trap terrace, complete with electrics ready for a hot tub and offering a wonderfully private spot to unwind. The newly fitted modern galley kitchen is both stylish and practical, complemented by a contemporary ground-floor shower room. To the rear, a west-facing conservatory provides the perfect place to relax as the day draws to a close, enjoying views of the mature garden as the evening sun settles. Upstairs, the master bedroom has been thoughtfully designed with its own dressing room and en-suite (newly installed two years ago), creating a peaceful and private retreat. Two further bedrooms complete the first floor. A standout feature is the exceptionally large workshop/garage positioned at the rear—ideal for hobbies, projects or substantial storage. It sits on a concrete base, has its own electrical board, and benefits from a new rubber roof installed two years ago. A log store sits alongside, ready to supply the log burner. The gardens wrap around the home, beautifully landscaped with mature planting, well-stocked borders and year-round interest. Ample off-street parking adds to the practicality. The property has been extensively renovated within the last four years, including a new boiler and heating system, new bathrooms and a new kitchen—making it fully ready to move into. A home that truly needs to be seen in person to appreciate its setting, space and charm.



GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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 E
Council Tax: Rate 3119.52
Parking Types: Driveway. Off Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (67)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



A Charming Three Bedroom Detached Chalet Bungalow * Well Presented Inner Hallway * Dual Aspect Lounge-Diner with Fireplace * Modern Galley Style Kitchen *
 Master Bed With Dressing Rm & En-Suite * Modern Ground Floor Shower Room * Spacious Family Lounge-Diner With Central Log Burner * West Facing
 Conservatory Over Looking Garden * Charming Character Features * Good Size Drive With Ample Parking * Large Timber Built Garden Store / Workshop With
 Power & Light * Landscaped Gardens to The Front Side & Rear * Peaceful Semi-Rural Location Close To Little Common Village * Well Presented Decoration
 Throughout * Central Heated & Double Glazed Throughout * Viewing Highly Recommended * Call Our Sales Team On 01424 224488.





The property is situated within the semi-rural outskirts of 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.

- Detached Three Bed Chalet Bungalow
 - Well Presented Inner Hallway
 - Spacious Family Lounge-Diner With Log Burner
 - Modern Galley Style Kitchen
 - Master Bed With Dressing Rm & En-Suite
 - Ground Floor Shower Room
 - Central Heated & D.Glazed Throughout
 - Charming Character Features
- Well Presented Decoration Throughout
 - Close To Little Common Village
 - Good Size Drive With Ample Parking
 - Landscaped Gardens to The Front Side & Rear
 - Large Garden Store / Workshop
 - Lovely Semi-Rural Location
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