




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£599,950 Ceylon Walk, Bexhill-on-Sea, East Sussex TN39 3UG
🛏️ 3 Bedroom 🚿 2 Bathroom 🛋️ 3 Reception



AT A GLANCE...

It is our pleasure to introduce to the market this truly immaculate detached bungalow situated in the highly sought-after Cooden location of West Bexhill. Having been meticulously updated to an exceptionally high standard and with great attention to detail, the bungalow offers accommodation to include; an enclosed porch opening into a spacious hallway with a cloakroom and a storage cupboard. The lounge has a Portuguese limestone fire surround with an electric flame effect fire inset. This room is dual-aspect with views of the rear garden. The conservatory has an impressive roof lantern and fitted blinds accessed via double sliding doors from the dining area. The modern fitted kitchen/breakfast room hosts a range of matching wall and base units, finished with Quartz work surfaces and splashbacks. Integrated appliances include a large separate tower fridge & freezer, an eye-level oven, a combination microwave and a plate warming drawer and includes an induction hob. The far end of the kitchen includes a utility area with space and plumbing for white goods. There is space for a breakfast table and chairs. The bungalow boasts three bedrooms accessed via its own internal hall. The master bedroom has fitted wardrobes and an en-suite bathroom with a shower over the bath. Bedroom two benefits from both fitted and built-in wardrobes and bedroom three has a built-in wardrobe. In this section of the bungalow, you will also find a useful large airing cupboard and a large family shower room. Moreover, the bungalow has solar panels which reduce energy bills, with the facility to sell energy back to the National Grid. The bungalow has a digital combination boiler installed in 2021. Both the bungalow and conservatory benefit from full UPVC double-glazing.



Key Features:

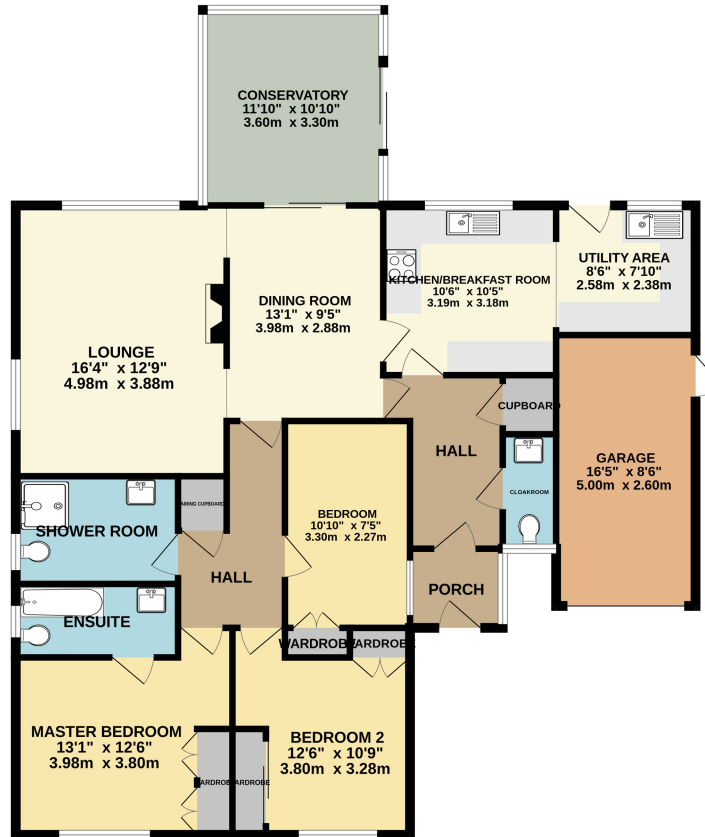
- An Immaculate Detached Bungalow
- Two Bathrooms
- Three Bedrooms
- Low-maintenance Gardens
- Three Reception Rooms
- Highly Desirable Location
- Solar Panels
- Off-Road Parking & Garage

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GROUND FLOOR
1445 sq.ft. (134.3 sq.m.) approx.



TOTAL FLOOR AREA: 1445 sq.ft. (134.3 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+)	A		
(81-91)	B	84	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Outside

Outside, the bungalow has immaculate low-maintenance gardens to the front and rear, laid with artificial lawn. The driveway is block-paved. The garage is accessed via an electric sectional up & over door where you will find the wall-mounted boiler, electricity and solar panel connections. The rear garden has a large block-paved patio ideal for alfresco dining, together with an area of artificial lawn a water feature and well-established borders. In addition, you will find two garden sheds, one with an electricity supply and a greenhouse. A double power point, a water supply and outside lighting are also available in the rear garden.

Location

The property is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.7 miles away along with Cooden Beach Golf Club and the beach at Cooden. Bexhill Town Centre is just 1.4 miles away with seafront promenades, Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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