



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

77 Wrestwood Road, Bexhill-on-Sea, East Sussex TN40  
**£435,000** <sup>2LP</sup>  
3 Bedroom 2 Bathroom 2 Reception







## AT A GLANCE...

With a wealth of natural light and beautifully kept wraparound gardens, this detached chalet bungalow has deceptively spacious accommodation. The property is conveniently located near local amenities and provides accommodation including; a dual aspect lounge/dining room with a wood burning stove and sliding doors to a sun terrace. The modern fitted kitchen/diner features matching wall and base units an integrated dishwasher, space for further appliances and a door opening into the conservatory. Views of the garden are available from the conservatory, which also has stairs down to a cellar that can be used for a variety of purposes. There is also a cloakroom on the ground floor, a double bedroom, and a study that could serve as a fourth bedroom if required. Two double bedrooms and a family bathroom are located on the first floor. There are built-in wardrobes in the master bedroom, along with an en-suite shower room; free standing wardrobes can be found in bedroom two. Also included are double glazing, gas central heating, and extensive eaves storage.

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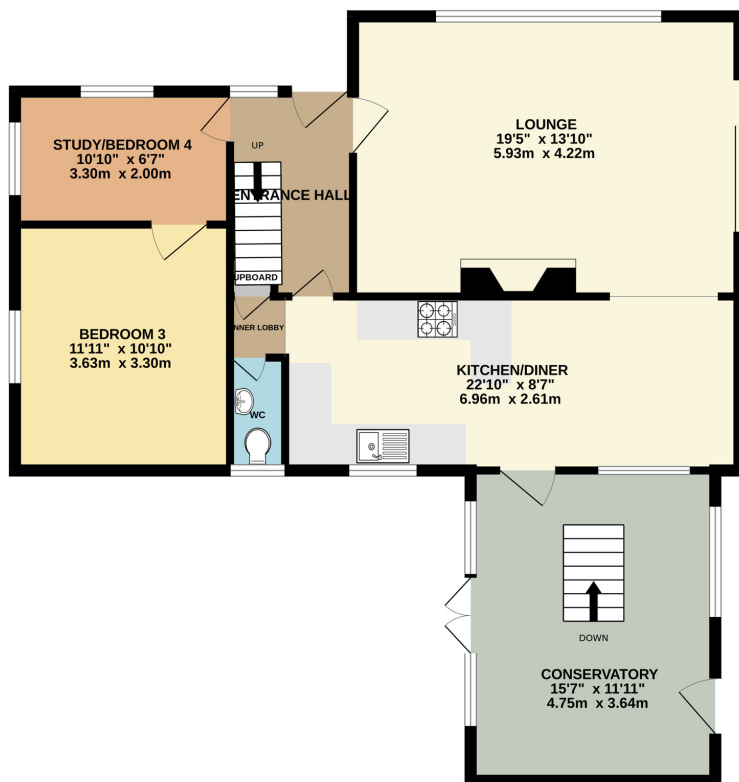


### Key Features:

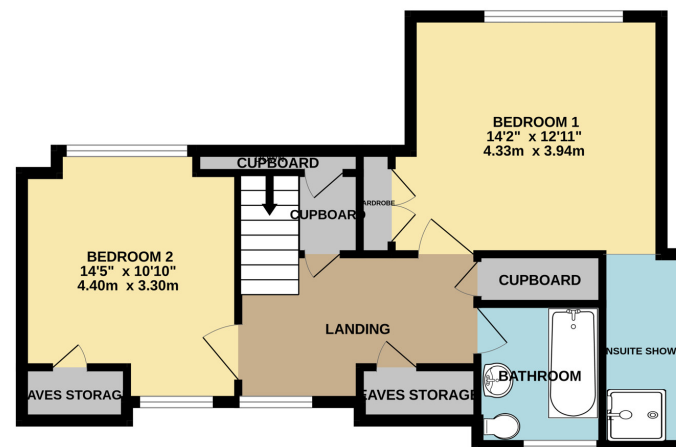
- Detached Chalet Bungalow
- Two Bathrooms
- Beautifully Kept Gardens Surrounding The Property
- Double Glazing & Gas Central Heating
- Three/Four Bedrooms
- Off Road Parking & Detached Garage
- Conservatory

  
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GROUND FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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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### Exterior

The property is surrounded by well-established gardens. In the front garden, lawn is complemented by mature shrubs, trees and plantings. There is a south patio area and gated access on both sides. A raised terraced area on the west side of the property offers stunning sunset views, as well as a lawn area and small patio. During the morning, you can enjoy the sun in the courtyard garden, which is divided from the other gardens by a conservatory. Furthermore, the property offers a detached garage as well as off-road parking.

### Location

The property is located in the popular Chantry area of Bexhill and within walking distance of Chantry Primary School. Bexhill town centre and iconic seafront promenades are approximately a mile away, the mainline train station is just 1 mile away with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Well-regarded schools for all ages are close by, along with Bexhill 6th form college, currently rated as outstanding in its most recent Ofsted report.

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