



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£495,000 2 Firle Road, Bexhill-on-Sea, East Sussex TN39 3TJ
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this deceptively spacious detached bungalow with a brand new roof.

Situated on a highly desirable road within walking distance to the village of Little Common, the bungalow provides accommodation in brief comprising; An enclosed entrance porch leading through to the inner hallway. The dual-aspect lounge/diner has a remote-controlled electric fireplace with surround, a feature bay window and double doors opening out to the rear garden. The fitted kitchen comprises; a range of wall units & base units with laminated work surfaces. There is an integral eye-level oven/grill and a gas hob. Sliding doors lead out to the conservatory with pleasant views of the rear garden, a storage cupboard and a utility cupboard with space and plumbing for a washing machine.

The bungalow boasts two well-proportioned double bedrooms; the front aspect double bedroom has two sets of fitted wardrobes, and the rear bedroom is dual aspect with fitted wardrobes and an en-suite WC. The four-piece bathroom suite comprises; a corner shower cubicle, panelled bath, WC and a wash hand basin with a vanity unit.

Furthermore, the bungalow benefits from gas central heating with a new combination boiler and central heating system installed approximately three years ago and full double glazing. You will find a small sunroom with external access to the south side of the property.

To fully appreciate the property and its location, your earliest viewing is highly recommended!



Key Features:

- Spacious Detached Bungalow
- Walking Distance To Little Common Village
- Two WCs
- Highly Desirable Location
- West Facing Low Maintenance Garden
- Brand New Roof With 10 Year Guarantee
- Two Good Sized Double Bedrooms
- Garage & Off Road Parking
- Sun Room & Conservatory

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GROUND FLOOR
1403 sq.ft. (130.3 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.3 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			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(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 benefits from gardens to both the front & rear. The front garden has some well-established trees providing a great deal of privacy to the front of the property, along with lawn and mature shrubs and plantings. There is a block-paved driveway and access to the garage via an electric up & over door. The rear garden is West facing and has been laid to patio for easy maintenance. Within the back garden, you will find an area ideal for alfresco dining, access via a side door into the garage and mature hedges and plantings.

LOCATION -

The property is located just 0.2 miles from the popular village of Little Common with a range of independently owned shops, Doctors Surgery, Dentist, and a Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades are just 0.7 miles away. The closest mainline railway station is Cooden Beach, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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