



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£625,000 8 Fryatts Way, Bexhill-on-Sea, East Sussex TN39 4LW
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 3 Reception



AT A GLANCE...

With its stunning landscaped rear garden, this impressive detached chalet bungalow features exceptionally spacious and versatile accommodation and a double garage!

Within a mile of Little Common village, the property has seen extensive improvements and was extended under the current ownership. Accommodation includes a welcoming reception hall leading to the spacious dual aspect lounge with a feature fireplace. The fully equipped kitchen/breakfast room features a built-in oven and hob, dishwasher, microwave, and breakfast bar. From the kitchen, a door leads into the newly built dining room with views of the rear garden and double doors leading outside. Additionally, the ground floor has a second living room, a double bedroom with fitted wardrobes and a newly upgraded shower room.

The first floor has three large double bedrooms, a bathroom suite, and extensive eaves storage.

Furthermore, the property has a newly installed digital boiler, a new consumer unit, and there is double glazing throughout.

In order to fully appreciate all the property has to offer, it is highly recommended that you schedule your earliest viewing!

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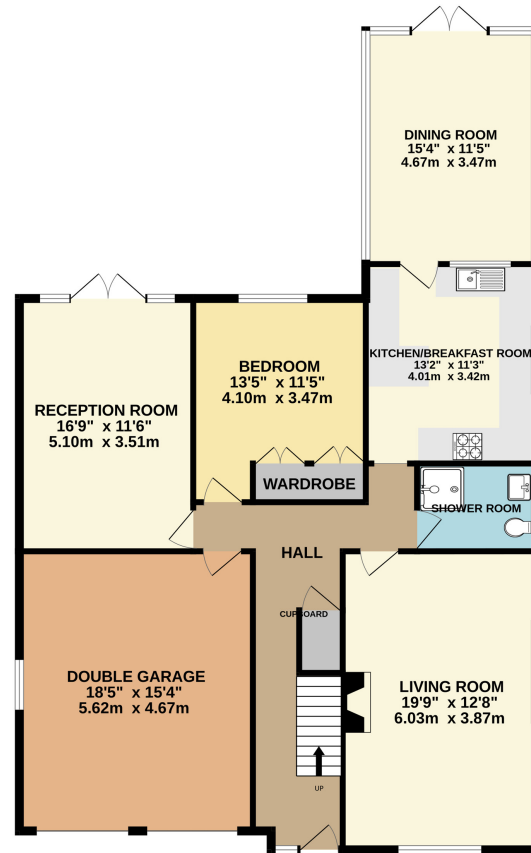
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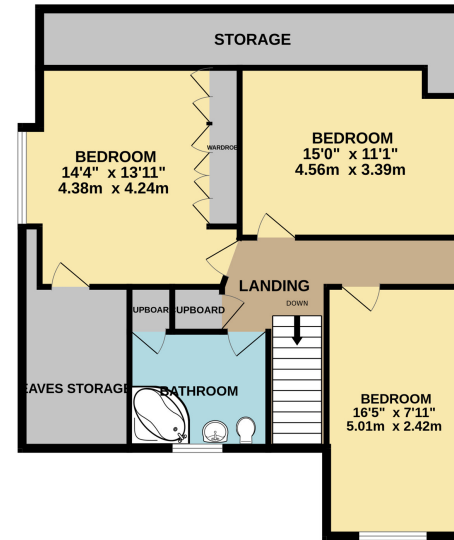
Key Features:

- Exceptional Detached Chalet Bungalow
- Three Reception Rooms
- Two Bathrooms
- Stunning Landscaped Gardens
- Four Large Double Bedrooms
- Versatile Accommodation
- Off Road Parking & Double Garage
- New Installed Boiler

GROUND FLOOR
1411 sq.ft. (131.0 sq.m.) approx.



1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2304 sq.ft. (214.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

A great deal of improvements have been made to the gardens of this property. The front garden has been landscaped and there is a newly laid brick paved driveway allowing off-road parking for multiple vehicles. Access is available into the garage via up & over doors where you will find the new boiler, a utility area, fitted storage and an integral door into the property.

The rear garden has been landscaped and is predominantly laid to lawn with a great deal of privacy. You will find a patio area ideal for alfresco dining, newly erected fencing and gated side access to the front of the property from both sides.

Location

This property is located in a popular area of West Bexhill. It lies just under a mile from Little Common village, which offers a number of independent shops, a Tesco Express, a doctors' surgery, a dentist, and Little Common primary school, which was recently rated as 'outstanding' by Ofsted. The iconic seafront promenades and Bexhill mainline railway station are just under two miles from each other.

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