



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£475,000**  2 Bedroom  1 Bathroom  2 Reception

Dalmeny Road, Bexhill-on-Sea TN39 4HP







## AT A GLANCE...

A truly exceptional detached bungalow is offered for sale by Bexhill Estates. This bungalow is situated in a highly desirable location in west Bexhill on a particularly private plot. It boasts a great deal of natural light and immaculate living space. This includes a spacious dual-aspect lounge/diner with a central fireplace and ample space for both living room and dining room furniture. The modern fitted kitchen features a range of matching wall units and base units with an integrated oven & hob and space for a fridge freezer. Additionally, there are double doors that lead to the front terrace and another door that leads to the rear garden. The bungalow boasts two good-sized double bedrooms. A sliding door opens into the sun terrace from bedroom one, while built-in wardrobes are found in bedroom two. Furthermore, there is a fully tiled modern bathroom suite and a separate cloakroom. The bungalow is fully double glazed and gas centrally heated via a Viessman combination boiler.



Dalmeny Road, Bexhill-on-Sea, East Sussex,  
TN39 4HP

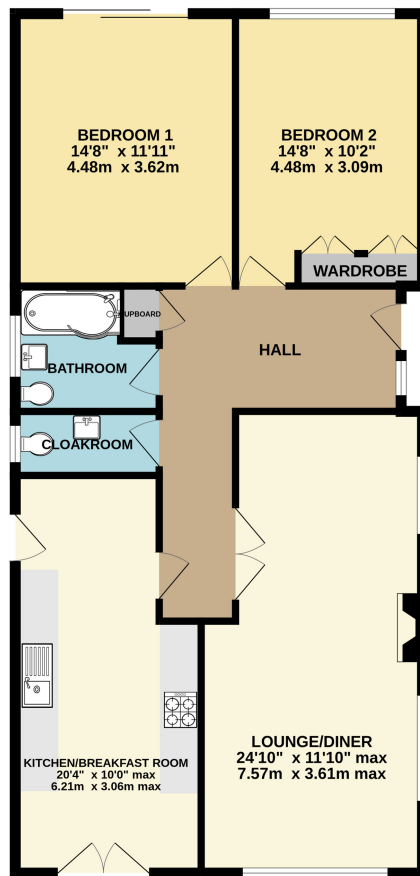
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### Key Features:

- Exceptional Detached Bungalow
- Stunning Gardens
- Highly Sought After West Bexhill Location
- Two Large Double Bedrooms
- Particularly Private Position
- Extensive Off Road Parking & Garage
- Immaculate Condition Throughout
- Modern Fitted Kitchen & Bathroom

  
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GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Outside

Set in a tucked away position with beautiful gardens, the property offers tranquility and privacy. The property is accessed via an extensive driveway that offers off-road parking for multiple vehicles. Access is available to the detached garage that benefits from power, light and a water supply. Well-established plantings and a patio area are included in the landscaping at the front of the property.

In the impressive rear garden, there are a variety of mature plantings interspersed with a large amount of lawn. It offers multiple seating areas, a feature pergola with a hot tub, and a log cabin. In addition, there is a garden shed, a wildlife pond and side access to the front of the property.

### Location

The bungalow is located in a sought-after location in West Bexhill. Close by you will find Bexhill Town Centre just 1.2 miles away and the village of Little Common just 1.1 miles away. Within a short distance, you will find both Primary & Secondary Schools, as well as bus routes and Collington train station is just 1 mile away with regular routes into Brighton, Gatwick & London Victoria.

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