




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£399,995 3 Lychgate Close, Bexhill-on-Sea TN40 2EW
🛏️ 2 Bedroom 🚿 1 Bathroom 🪑 1 Reception



AT A GLANCE...

Bexhill Estates are extremely proud to present this stunning and fully refurbished two bedroom detached bungalow. This light and deceptively spacious property has been tastefully modernised by the current owners with works including, re-plastering, re-wiring, replacement double glazed windows and doors, gas boiler, landscaped rear garden and fully redecorated throughout.

This impressive property boasts spacious entrance hall, double aspect sitting/dining room, fully modernised kitchen with range of built in appliances, fully re-fitted modern shower room with w/c and two light and bright bedrooms, bedroom two having direct access into the Southerly rear garden.

In addition the property benefits from a detached garage, off road parking for several vehicles, gated access to further parking, attractive and landscaped front garden and fully landscaped rear garden created with low maintenance in mind, with substantial patio area.

An early inspection is highly recommended to avoid disappointment.



Key Features:

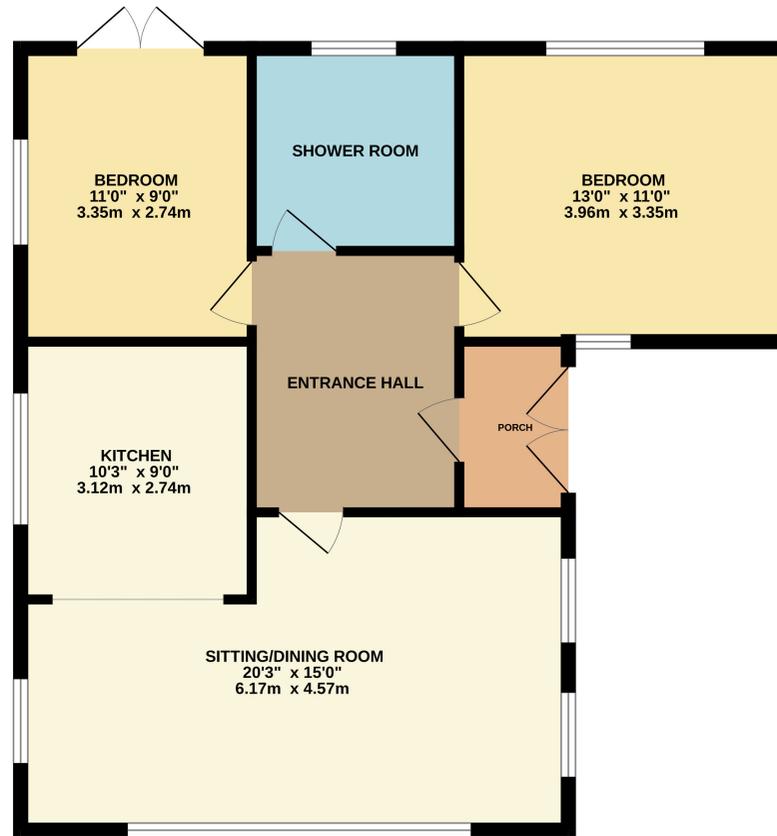
- Immaculate Detached Bungalow
- Re-fitted Kitchen and Shower Room
- Detached Garage
- Refurbished Throughout To A High Standard
- Two Bedrooms
- South Facing Landscaped Garden
- Off Road Parking

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GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA - 751 sq.ft. (69.8 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		
(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	

EXTERIOR

The attractive landscaped front garden provides the perfect backdrop, with areas of lawn, range of mature planting and grasses and with additional screening, creating a contemporary feel. There is off road parking for several vehicles, and a further area of parking behind double gates in front of the detached garage. The rear southerly garden has been thoughtfully landscaped to create an area of tranquility, with thoughtful planting and area of patio perfect for alfresco dining in the warmer months.

LOCATION

Situated in a popular residential located in the popular Chantry area of Bexhill and within walking distance of Chantry Primary School. The picturesque old town is a short walk away, together with the iconic seafront promenade and the mainline train station offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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