BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

22 Hillborough Close, Bexhill-on-Sea, East Sussex TN39 3TW

£450,000

2 Bedroom | 1 Bathroom | 2 Reception

AT A GLANCE...

This charming detached bungalow is ideally situated less than half a mile from the amenities of Little Common village and is being offered with no onward chain.

With its south facing aspect, the bungalow is filled with natural light and offers well-proportioned living space throughout.

An enclosed entrance porch opens into the inner hallway, leading seamlessly to the heart of the home. The open-plan living and dining area is spacious and versatile, providing plenty of room for both relaxation and entertaining. The fitted kitchen features matching wall and base units, ample space for appliances, and a door leading directly to the rear garden.

The property comprises two generously sized bedrooms, a bathroom suite, and an additional cloakroom for added convenience. Additional benefits include gas central heating and partial double glazing. To truly appreciate all that this delightful bungalow has to offer, an early viewing is highly recommended.

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Key Features:

- Detached Bungalow
- Two Double Bedrooms
- Off Road Parking & Garage
- Open Plan Lounge/Diner
- No Onward Chain
- Well Maintained Gardens
- Well Located A Short Walk To Amenities

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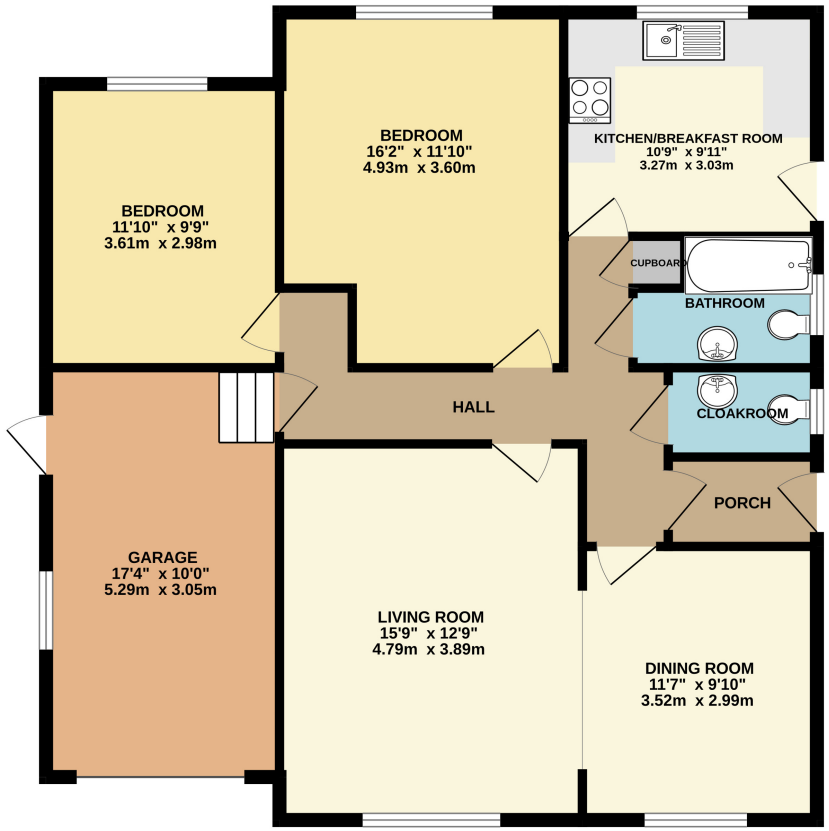
GROUND FLOOR
1052 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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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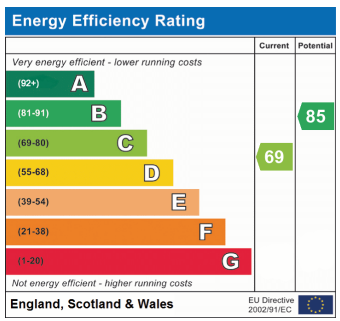
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures 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.



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Location

The property is ideally situated within a short walk of the popular village of Little Common, which offers a variety of independently owned shops, a doctor's surgery, a dentist, and a Tesco Express. Bus stops are conveniently located close by to the property, providing regular services to Bexhill Town Centre. The seafront promenades are approximately 0.7 miles away. The nearest mainline railway station is Cooden Beach, offering regular services to Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

Exterior

The bungalow benefits from well-maintained gardens to both the front and rear. Off-road parking is available, with both internal and external access to the garage.

The rear garden is predominantly laid to lawn and features a variety of well-established shrubs, trees, and plantings, creating a peaceful and private space. Additional highlights include a garden shed and convenient side access to the front of the property.

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