



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£465,000 24 Broad View, Bexhill-on-Sea, East Sussex TN39 4HW
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

With quality fixtures and fittings, this detached bungalow has been comprehensively refurbished under current ownership.

Just over a mile from the town centre and iconic seafront promenade, the bungalow offers a wealth of natural light and accommodation including a wider than average entrance hall leading to the dual aspect living room. This stunning kitchen/diner features matching wall and base units, composite work surfaces, and integrated appliances such as a dishwasher, fridge/freezer, microwave, oven, and induction hob. Additionally, the kitchen includes a central island unit and double doors that lead to the rear garden.

There are two large double bedrooms in the bungalow. One bedroom has a double aspect with far-fetched views and the other has fitted wardrobes. Furthermore, there is a modern fitted shower room, gas central heating and double glazing throughout. The property has planning permission granted for a proposed loft conversion to create two bedrooms and a bathroom - reference RR/2024/1086/P.

To appreciate all the property has to offer in full, an early viewing is highly recommended!



Key Features:

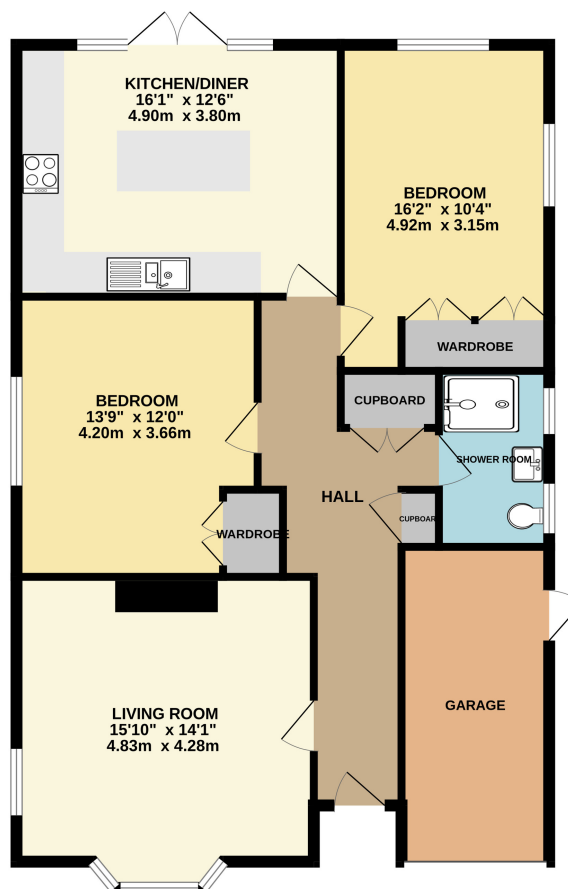
- Exceptional Detached Bungalow
- High Quality Fixtures & Fittings
- Off Road Parking & Garage
- No Onward Chain
- Planning Permissions Granted For Loft Conversion
- Comprehensively Refurbished Throughout
- Two Large Double Bedrooms
- Deceptively Spacious Accommodation
- Gardens To Front, Side & Rear

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GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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			
England, Scotland & Wales		66	81
		EU Directive 2002/91/EC	

Exterior

The front garden is laid to lawn extending to the side of the property. There is a driveway for off-road parking, a bin store and access into the garage. The rear garden is predominantly laid to lawn with a variety of well-established shrubs and trees. Additionally, there is a beautiful view across Bexhill that can be enjoyed from the garden.

Location

The property is located in a sought after location in west Bexhill. Just over a mile away is Bexhill town centre and the iconic seafront promenade. The popular village of Little Common is also just over a mile away. Within a short distance you will find well-regarded schools for ages, as well bus routes and Colington train station providing regular services into Eastbourne, Hastings, Brighton, Gatwick & London Victoria.

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