



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

33 Lychgate Close, Bexhill-on-Sea, East Sussex TN40
£425,000 ^{2EW}
3 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This impressive detached bungalow is located in a quiet cul-de-sac location a short walk to the picturesque Bexhill old town. Having been subject to a complete refurbishment during current ownership, finished to an exceptional standard with modern fixtures & fittings. Boasting abundant natural light and beautiful roof top views, accommodation includes: A welcoming entrance hall leads to the particularly spacious dual aspect lounge/diner with two sets of double doors opening out to the rear garden and ample space for both living room and dining room furniture. The modern fitted kitchen features matching wall and base units, an integrated 5-ring gas hob, electric double oven and a dishwasher. Additionally, the kitchen has space for a fridge freezer and a door out to the utility room with space and plumbing for appliances.

The bungalow has three bedrooms. Two of the bedrooms benefit from beautiful roof top views across Chantry and built-in double wardrobes. The modern fitted bathroom has a panelled bath, shower cubicle and wash hand basin. Adjacent to the bathroom is a separate cloakroom.

Additional features of the property include a new heating system with a mix combination boiler controlled via a 'Nest' home system. There is remote controlled adjustable LED lighting throughout the bungalow, composite flooring in the living areas, oak doors and a large fully insulated loft space.

33 Lychgate Close, Bexhill-on-Sea, East
Sussex, TN40 2EW

 3 Bedroom  1 Bathroom  1 Reception

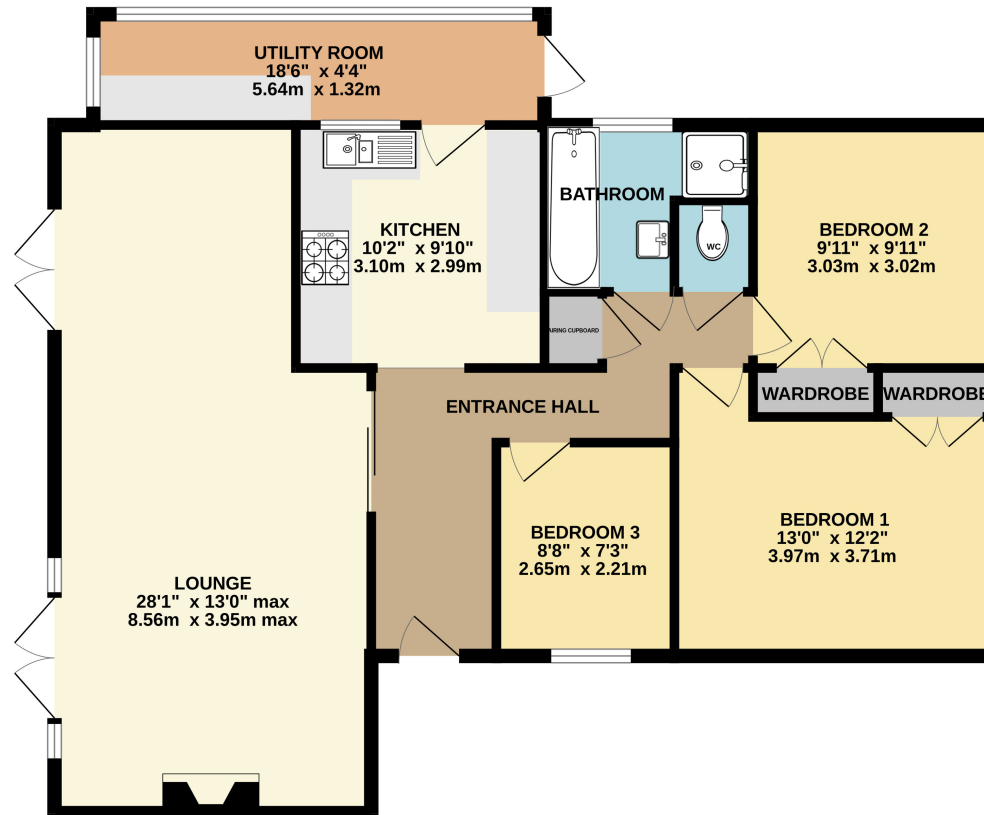


Key Features:

- Impressive Detached Bungalow
- Three Bedrooms
- Landscaped South-Facing Rear Garden
- Utility Room & Separate WC
- Refurbished To An Exceptional Standard
- Modern Kitchen & Bathroom
- Off Road Parking & Garage
- Quiet Cul- De- Sac Location


BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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.
Made with Metropix ©2025

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		84
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

The bungalow is 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.

Exterior

Located to the front of the property is a well-stocked flower bed with shrubs and bushes, and a gated side access to the rear garden. The landscaped south facing rear garden boasts plenty of privacy, predominantly laid to lawn with a patio area's ideal for alfresco dining. The garden is enclosed by new wooden fencing. You will find raised flower beds, a garden shed and two well established fruit trees.

33 Lychgate Close, Bexhill-on-Sea, East Sussex, TN40 2EW

3 Bedroom 1 Bathroom 1 Reception

BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS