

# Abbott & Abbott

Estate Agents, Valuers and Lettings



33 Eastergate, Bexhill-on-Sea, TN39 4NU

£575,000



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# 33 Eastergate

## Bexhill-on-Sea, TN39 4NU

- Exceptional detached chalet bungalow in peaceful location
- Three bedrooms - one with en suite and one with terrace giving country views
- Superb 26'3 x 18'7 lounge/dining room
- Modern kitchen complimented by large utility room
- Contemporary first floor shower room
- Private rear garden with views over a paddock and a wooded backdrop
- Gas central heating & double glazed windows and doors
- Within easy reach of Little Common shops and services
- Highly recommended

Abbott and Abbott Estate Agents offer for sale this exceptional detached chalet bungalow, offering beautifully presented and well-proportioned accommodation, situated in a peaceful location in a favoured cul-de-sac, backing directly onto a paddock and within easy reach of Little Common shops and services. Built in the 1970's, the property provides three good size bedrooms - two on the first floor with a terrace providing country views off the main bedroom and with an en suite shower to the ground floor bedroom, a superb 26'3 x 18'7 lounge/dining room with conservatory leading off, modern kitchen with appliances complimented by a large utility, and a contemporary shower room. Outside, there is a private rear garden and a garage. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well situated, only half a mile from Little Common and just over a mile from Cooden Beach railway station, golf course and seafront. The open spaces of Broad Oak Park are also nearby.



£575,000



### Entrance Hall

### Cloakroom

### Spacious L-Shaped Lounge/Dining Room

26'3 max x 18'7 max (8.00m max x 5.66m max)

### uPVC Double Glazed Conservatory

12'10 x 6'3 (3.91m x 1.91m)

### Attractive Kitchen

15'5 x 8'6 (4.70m x 2.59m)

### Utility/ Study Area

14'6 x 7'9 (4.42m x 2.36m)

### Bedroom Three

11' x 9'2 (3.35m x 2.79m)

### En Suite Shower

### First Floor Landing

### Bedroom One

13'10 x 12' (4.22m x 3.66m)

### Terrace

12'2 x 6' (3.71m x 1.83m)

### Bedroom Two

13'10 x 9'2 (4.22m x 2.79m)





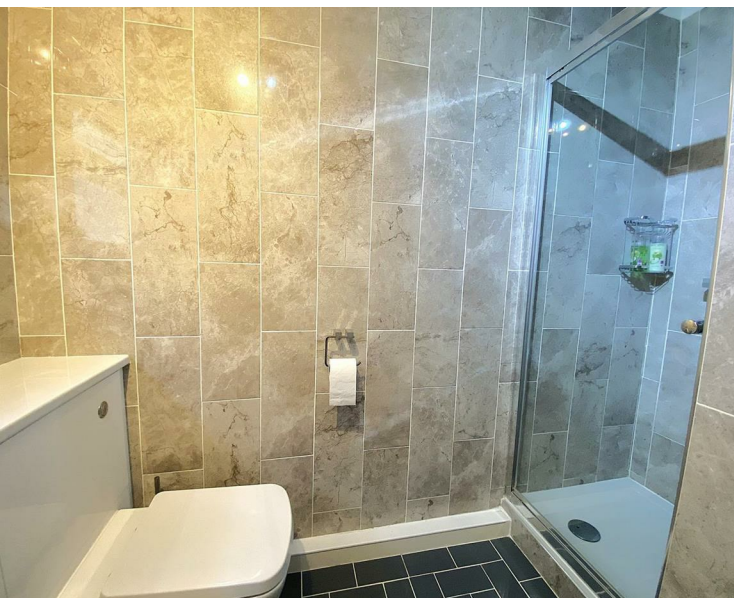
**Contemporary Shower Room**

**Garage**

**17'3 x 8'6 (5.26m x 2.59m)**

**Lovely Gardens**

**Council Tax Band - E (Rother District Council)**

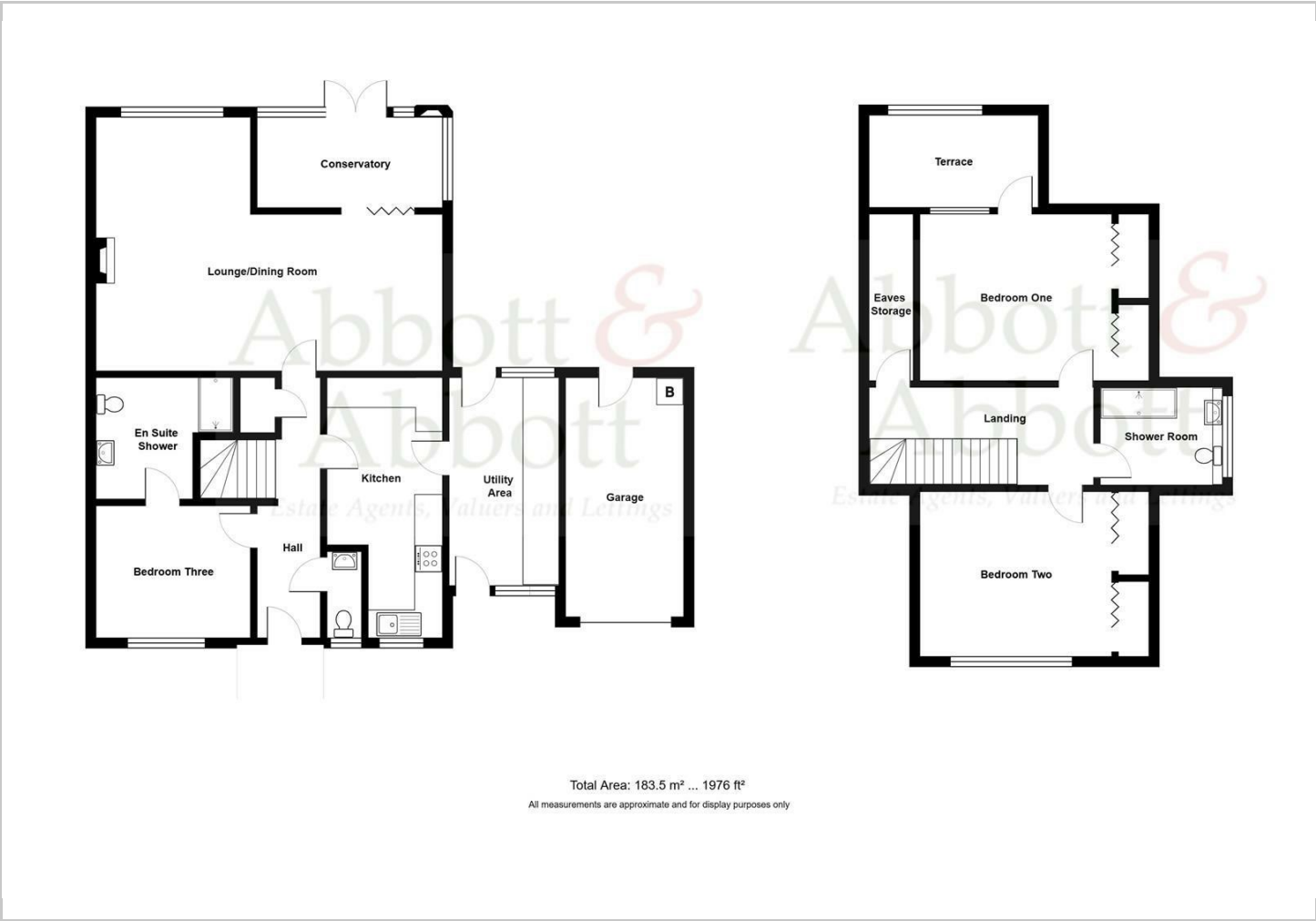








Floor Plans



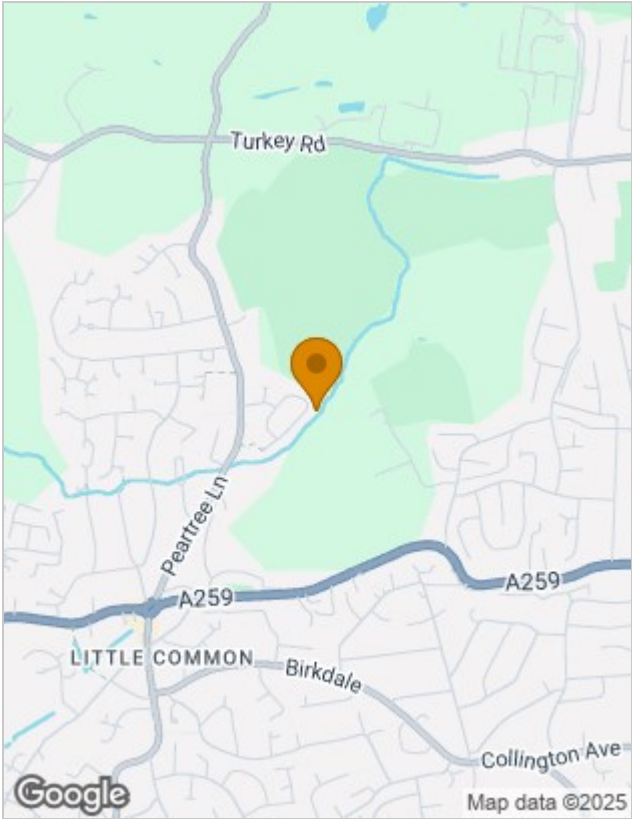
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

