

37 Pages Lane, Bexhill-On-Sea, East Sussex TN39 3RD
£625,000 Freehold

About this property

A beautifully presented detached chalet style bungalow comprising large entrance porch, entrance hallway, open plan living room/dining room/kitchen, additional dining room/bedroom, utility room, downstairs w.c, principle bedroom with en-suite to the ground floor, and two additional double bedrooms to the first floor with one benefitting from a shower, separate study area and modern family bathroom suite. Other internal benefits include gas central heating to radiators and partial double glazing throughout.

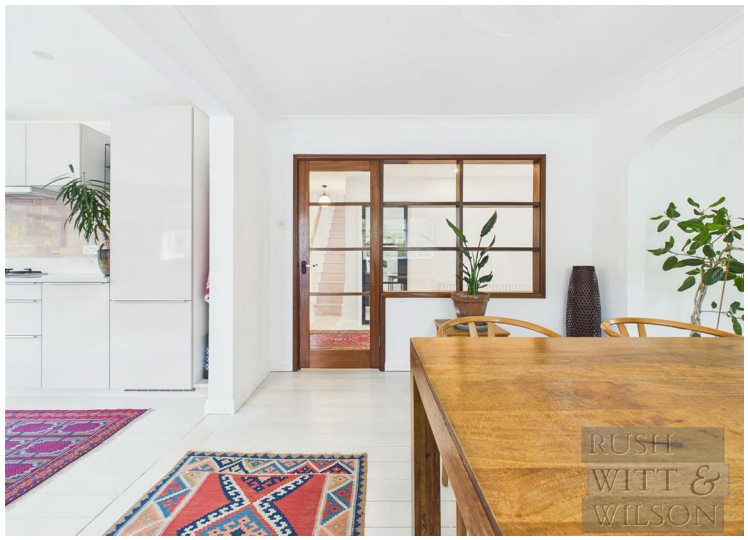
Externally, the property boasts off road parking for multiple vehicles, garage, and a beautifully maintained rear garden which comes mainly laid to lawn, with wildlife pond, patio area for 'Alfresco dining', timber framed summer house, and backing onto stunning woodland.

The property is situated in this sought after location, within close proximity to local public transport routes, Collington Woods and a short drive to local amenities. South Cliff beach is accessible via Collington Woods and is approx. a 10 minute walk.

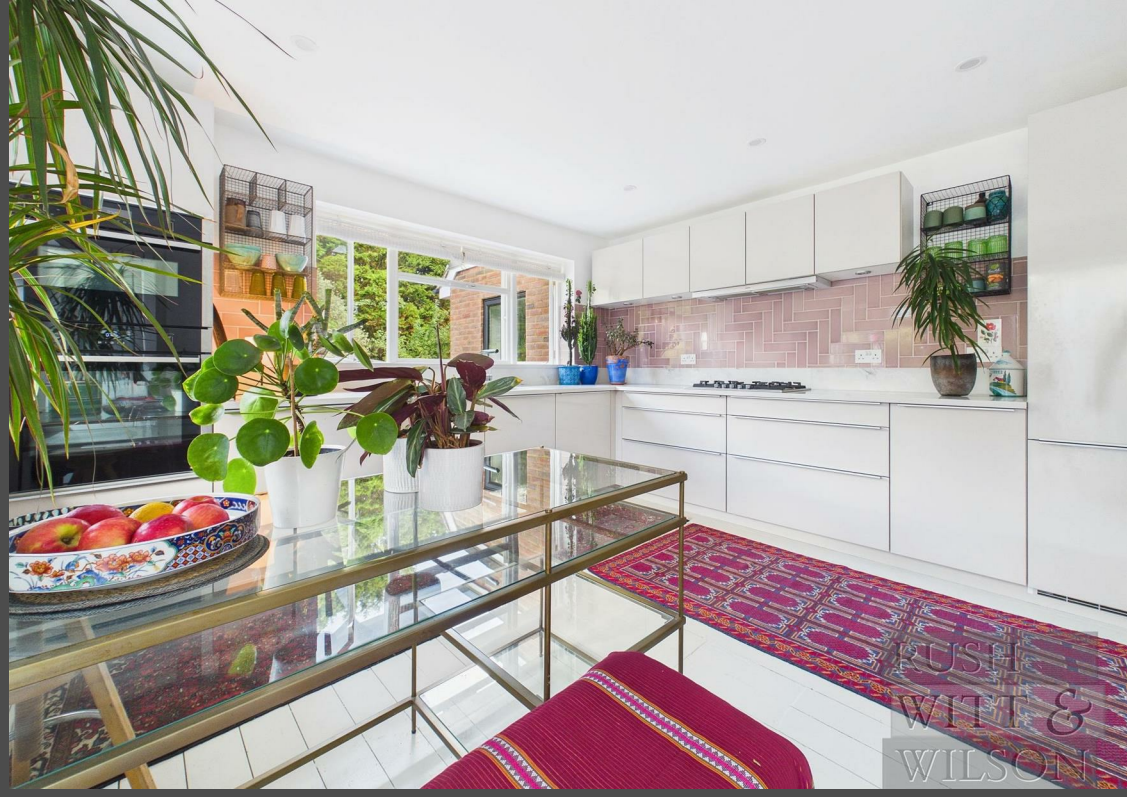
Viewings are highly recommended by Rush, Witt & Wilson Sole agents.








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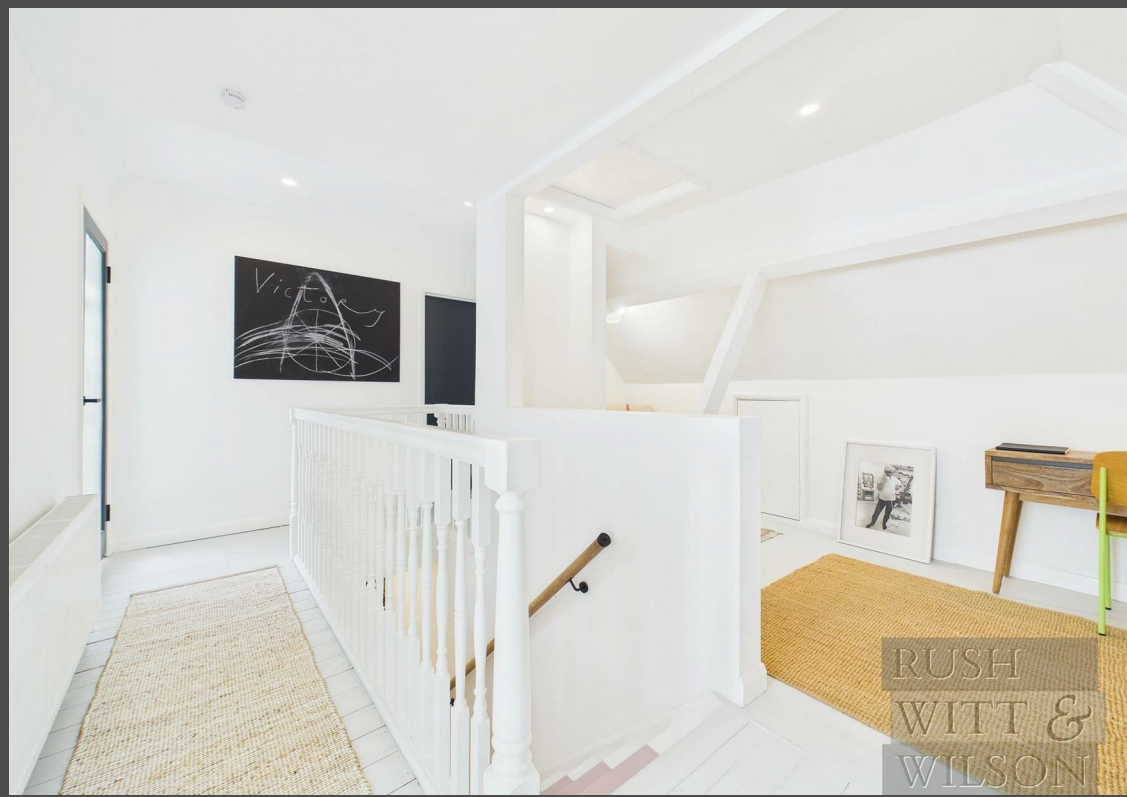

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Floor 0



Floor 1



RUSH WITT & WILSON

Approximate total area(1)

196.8 m²

2118 ft²

Reduced headroom

3.9 m²

42 ft²

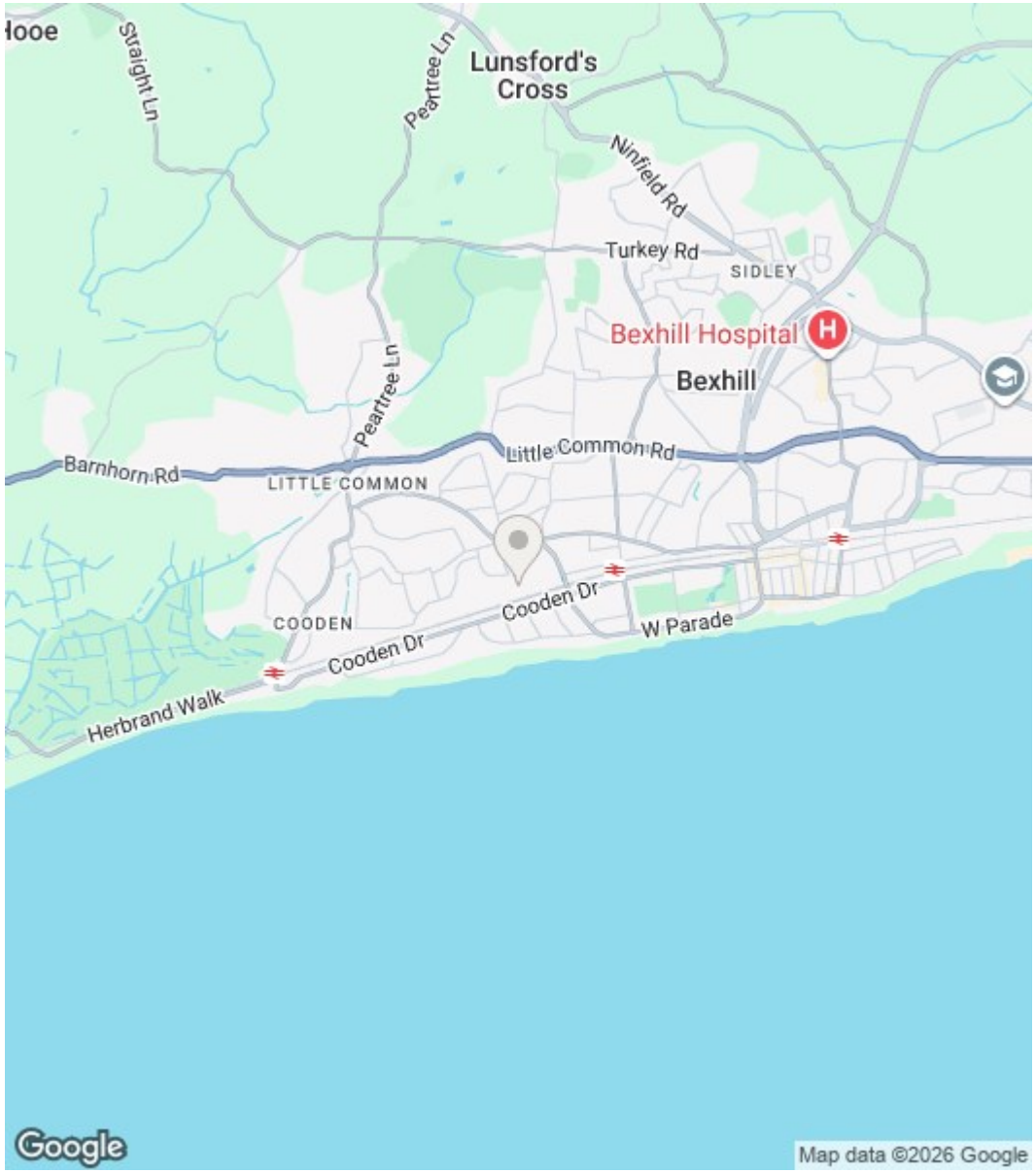
(1) Excluding balconies and terraces

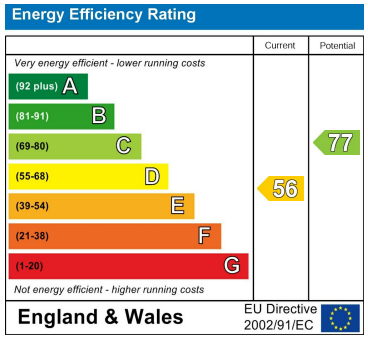
Reduced headroom

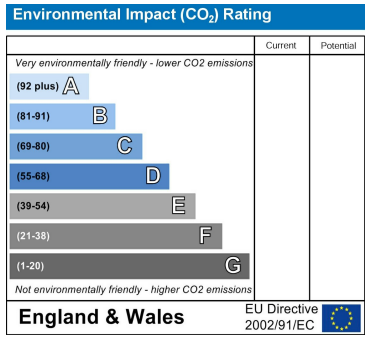
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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