Abbott & Abbott

Estate Agents, Valuers and Lettings



1 Fairfield Chase, Bexhill-On-Sea, TN39 3YD

Guide Price £650,000

4 2 3 D



1 Fairfield Chase

Bexhill-On-Sea, TN39 3YD

- Exceptionally spacious and beautifully presented detached bungalow
- South-facing living room
- Kitchen with integrated appliances and gas-fired Rayburn
- Integral double garage plus extensive off-road parking
- Gas central heating and recently-installed uPVC double glazed windows and doors
- Four bedrooms - including main bedroom suite with dressing area and en suite
- Useful study
- Excellent 20' x 16' triple aspect family room with 10'6 pitched ceiling
- Lovely gardens including private, south-facing garden
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this exceptionally spacious and beautifully-presented detached bungalow, situated in an attractive cul-de-sac off Collington Lane East, and offering bright and highly versatile accommodation. Built around 1990 by national builders, Prowtings, and extended to the rear in more recent years, the property occupies a wide corner plot and provides well-planned accommodation which includes four bedrooms - including a main bedroom suite with dressing area and en suite shower room, a south-facing living room, study, and an attractive kitchen - with integrated appliances and a gas-fired Rayburn, complimented by a separate utility room. A particular feature is the excellent 20' x 16' triple-aspect family room with a 10'9 high ceiling giving a feeling of light and space. There is also an integral double garage, extensive off-road parking, and lovely gardens - with a partially-walled east garden and a private, south-facing rear garden. Gas fired central heating is installed and there are recently-installed uPVC double glazed windows and exterior doors.

The property is well placed for Collington Halt railway station, plus shops and buses in Collington Avenue and Little Common Road. The open spaces of Bexhill Down are close by, and the town centre is about a mile distant, with the seafront at West Parade is about half a mile.





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Enclosed Entrance Porch 8'6 x 5'9 (2.59m x 1.75m)

Good Size Entrance Hall

Cloakroom

South-Facing Living Room
16' max x 15'11 max (4.88m max x 4.85m max)

Study 12'1 x 10' (3.68m x 3.05m)

Attractive Kitchen
14'2 max x 11'10 max (4.32m max x 3.61m max)

Utility Room

Excellent Family Room
20' max x 16' max (6.10m max x 4.88m max)

Inner Hall

Main Bedroom Suite with En Suite Shower

Bedroom Two 12'1 x 9'5 (3.68m x 2.87m)



Bedroom Three 11'4 x 8'9 (3.45m x 2.67m)

Bedroom Four 9'11 x 7'2 (3.02m x 2.18m)

Bathroom

Extensive Off-Road Parking

Integral Double Garage
18'7 max x 16'2 wide (5.66m max x 4.93m wide)

Lovely Gardens

Council Tax Band: F (Rother District Council)

EPC Rating: D











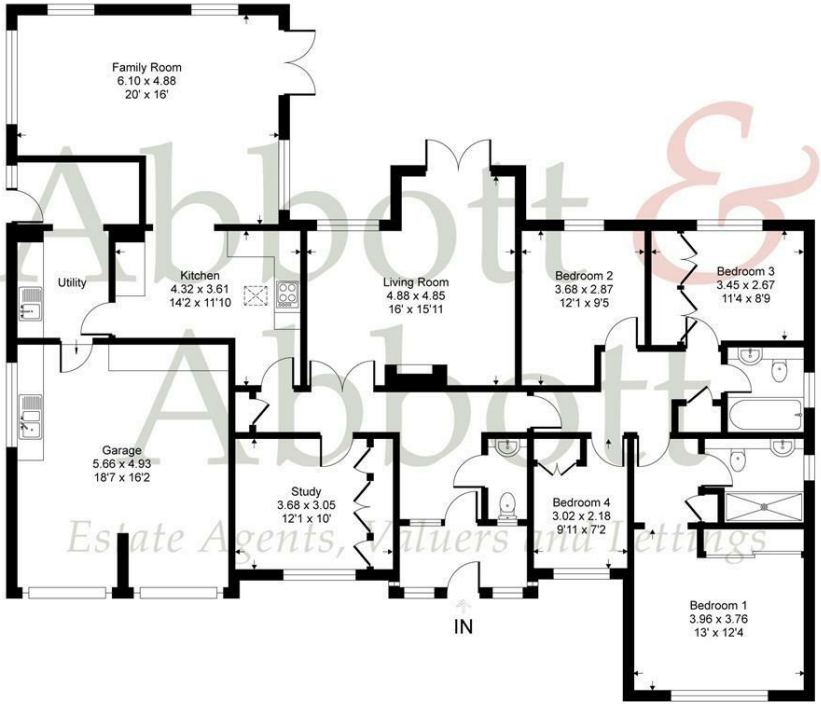




Floor Plans

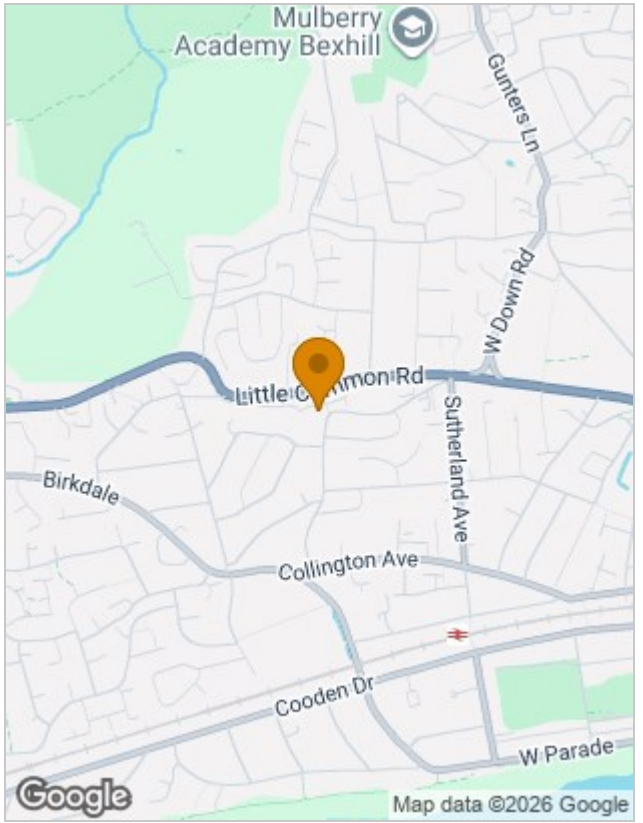
Fairfield Chase, TN39

Approximate Gross Internal Area = 163.7 sq m / 1763 sq ft
Approximate Garage Internal Area = 27.8 sq m / 300 sq ft
Approximate Total Internal Area = 191.5 sq m / 2063 sq ft

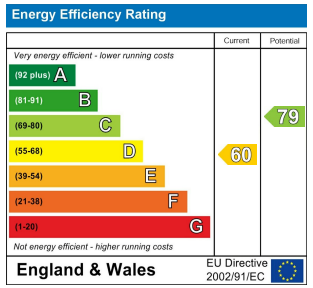


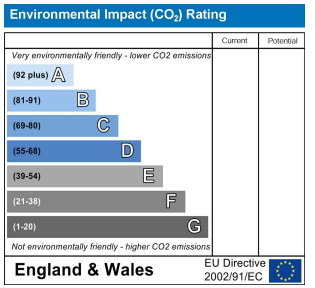
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Location Map



Energy Performance Graph





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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