Abbott & Abbott

Estate Agents, Valuers and Lettings



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

£575,000

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81 Eastergate

Bexhill-on-Sea, TN39 4NU

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- Beautifully presented detached chalet bungalow in quiet cul-de-sac near shops
- Three bedrooms - one on ground floor
- Lovely 24' double aspect lounge/dining room overlooking gardens
- Good size kitchen with integrated appliances
- Ground floor bath/shower room plus first floor shower room
- Long driveway to single garage
- Pretty gardens with south-west facing rear garden
- Gas central heating from a recently installed (2025) boiler & double glazed windows and doors
- Highly recommended

Abbott and Abbott Estate Agents offer for sale this beautifully presented detached chalet bungalow, situated in an attractive and much favoured cul-de-sac off Peartree Lane, within easy reach of Little Common shops and services. Built in the 1980's, the property offers bright and versatile accommodation which includes three bedrooms - one on the ground floor, a spacious ground floor bath/shower room plus a further first floor shower room, a good size kitchen with integrated appliances and, in particular, a lovely 24'1 x 16'2 double aspect lounge/dining room overlooking the rear garden. Outside, a long driveway providing ample vehicle hardstanding leads to a single garage and there are pretty gardens to the front and rear, the rear garden being private and with a sunny south-westerly aspect. Gas central heating is supplied by a recently installed (2025) boiler and there are uPVC double glazed windows and exterior doors.

The property is well situated, just under half a mile from Little Common shops and services, and closer to a local shop and buses in Cowdray Park Road. The open spaces of Broad Oak Park are nearby and Cooden Beach railway station, golf course and seafront are just over a mile distant. Bexhill town centre is about two miles distant.





Enclosed Entrance Porch 5'11 x 4'11 (1.80m x 1.50m)

L-Shaped Entrance Hall
15'1 max x 5'11 max (4.60m max x 1.80m max)

Lovely Lounge/Dining Room
24'1 x 16'2 (7.34m x 4.93m)

Kitchen/Breakfast Room 11'10 x 11'10 (3.61m x 3.61m)

Bedroom Three/Dining Room
11'10 x 11'10 (3.61m x 3.61m)

Spacious Bath/Shower Room 8'6 x 8'2 (2.59m x 2.49m)

First Floor Landing

Bedroom One 16'1 max x 12'10 (4.90m max x 3.91m)

Bedroom Two
12'10 max x 11'10 max (3.91m max x 3.61m max)

Shower Room



Off-Road Parking

Garage 17'5 x 8'11 (5.31m x 2.72m)

Pretty Gardens

Council Tax Band: D (Rother District Council)

EPC Rating: D











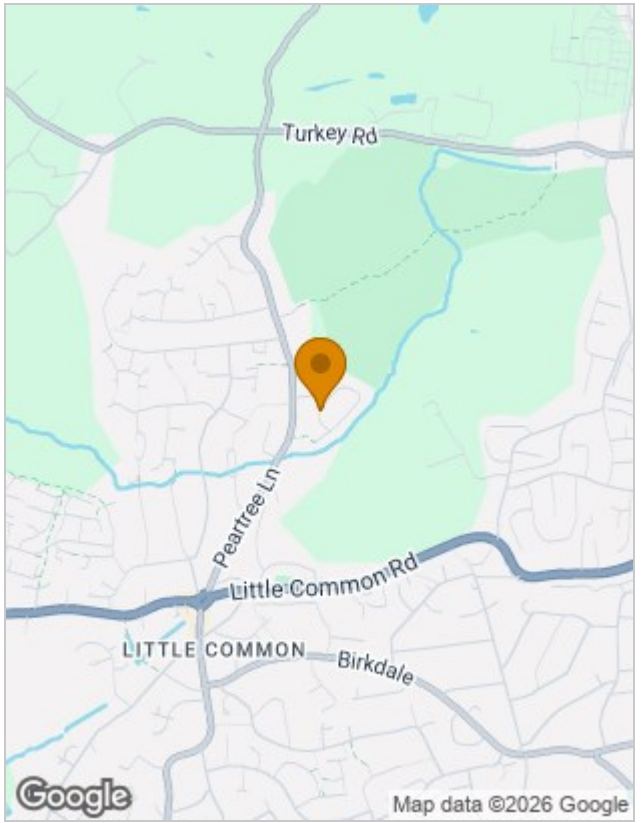




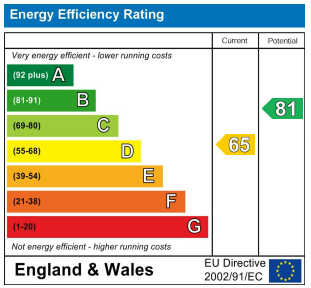
Floor Plans

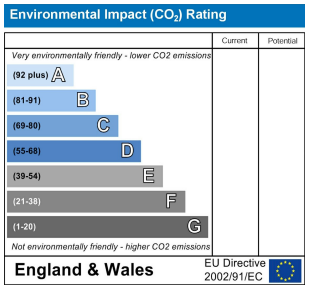


Location Map



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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