



21 Saltdean Way, Bexhill-On-Sea, TN39 3SS

AN EXTREMELY WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW ENJOYING A CORNER PLOT POSITION IN THE FAVOURED COODEN AREA OF BEXHILL CLOSE TO LOCAL AMENITIES IN LITTLE COMMON, LOCAL BUS SERVICES, MAINLINE TRAIN STATION, COODEN GOLF CLUB AS WELL AS BEXHILL BEACH & PROMENADE WITH THE ICONIC DE LA WARR PAVILION.

The property has recently been redecorated with new carpets ready for immediate occupation and provides accommodation to include an 18'0 x 13'1 dual aspect living room, a 16'2 x 9'0 fitted kitchen/breakfast room with a built-in double utility cupboard, views towards the sea & overlooking the rear garden. Both bedrooms are doubles with French doors in bedroom one leading to and overlooking the rear patio & gardens. There is also a modern family bathroom/w.c as well as an adjoining separate w.c. Outside, there is a driveway providing off road parking to the front, an integral garage and the gardens wrap around the bungalow to three sides. The 33ft x 26ft rear garden is timber fence enclosed and also enjoys a south westerly aspect.

Further benefits include gas fired central heating (new boiler installed February 2024), double glazing and the 900sq ft loft could be converted to create additional accommodation (subject to necessary planning consents). The property is to be sold CHAIN FREE and an early viewing is highly recommended to secure this wonderful bungalow in such a sought after location.

Price £419,000

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- A Well Presented Detached Bungalow
- Two Double Bedrooms
- Bathroom & Separate W.C
- To Be Sold CHAIN FREE
- Enjoying a Corner Plot Position
- Kitchen with Utility Cupboard
- Gardens to Three Sides
- Favoured Cooden Location
- 18'0 x 13'1 Dual Aspect Living Room
- Driveway & Integral Garage

Entrance Porch

Entrance Hall

29'0 (8.84m)

Living Room

18'0 x 13'1 (5.49m x 3.99m)

Kitchen

16'2 x 9'0 (4.93m x 2.74m)

Bedroom One

16'6 x 12'0 (5.03m x 3.66m)

Bedroom Two

15'0 x 11'11 (4.57m x 3.63m)

Bathroom/W.C

6'7 x 6'1 (2.01m x 1.85m)

Separate W.C

Outside

Front Garden

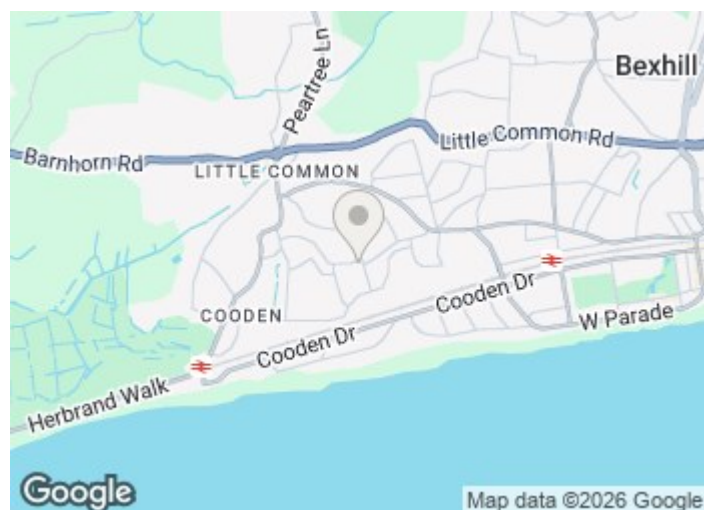
Driveway

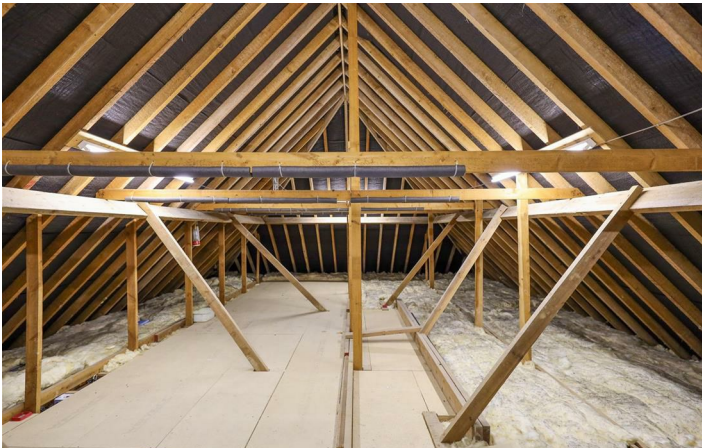
Integral Garage

18'2 x 8'0 (5.54m x 2.44m)

Rear Garden

26'0 x 33'0 (7.92m x 10.06m)





Floor Plan

GROUND FLOOR
1137 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA - 1137 sq.ft. (105.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other rooms are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	