

# Abbott & Abbott

Estate Agents, Valuers and Lettings



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

£550,000



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£550,000

# 12 Fairfield Chase

Bexhill-On-Sea, TN39 3YD

- Beautifully-presented detached bungalow in a cul-de-sac in West Bexhill
- Bright, L-shaped living/dining room
- Large shower room with attractive suite
- Pretty gardens with good size rear garden widening along rear boundary
- Convenient for local shops, Collington railway station and the open spaces of Bexhill Down
- Three bedrooms - main bedroom with en suite shower room with contemporary suite
- Excellent kitchen/breakfast room with extensive range of integrated appliances
- Detached double garage
- Gas central heating from recently-installed (2026) gas boiler & uPVC double glazing
- Must be viewed to be appreciated

Abbott & Abbott Estate Agents offer for sale this beautifully-presented detached bungalow, situated in a tucked-away position in a cul-de-sac off Collington Lane East, well placed for the open spaces of Bexhill Down and within easy reach of local shops, buses, and Collington railway station. Built around 1990 by national builders, Prowtings, the property has been extensively and tastefully improved in more recent years and provides three bedrooms - two with built-in wardrobes and the main bedroom with an en suite shower room with a contemporary suite, a good size, L-shaped living/dining room with a double aspect, an attractive kitchen well equipped with a wide range of integrated appliances, and a further large shower room. Outside, there is a detached double garage and pretty gardens, the rear garden wider-than-average. Gas fired central heating is supplied by a recently-installed (2026) boiler and there are uPVC double glazed windows and exterior doors.

The property is situated just over a mile from the town centre and about half a mile from the seafront at West Parade. Local shops and buses are in nearby Collington Avenue, with further buses in Sutherland Avenue.



## Enclosed Entrance Porch

## Spacious Entrance Hall

22'10 max x 7'2 max (6.96m max x 2.18m max)

## L-Shaped Living/Dining Room

21'7 max x 17'4 max (6.58m max x 5.28m max)

## Well Equipped Kitchen/Breakfast Room

14'11 x 11'9 (4.55m x 3.58m)

## Bedroom One

15'1 x 12'6 (4.60m x 3.81m)

## En Suite Shower

## Bedroom Two

13'10 x 9'9 (4.22m x 2.97m)

## Bedroom Three

10'2 x 9'9 (3.10m x 2.97m)

## Good Size Shower Room

## Detached Double Garage

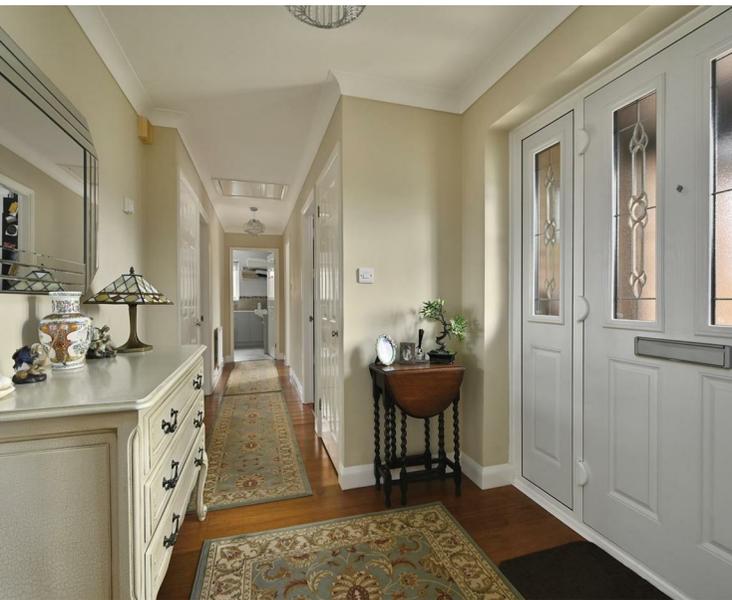
16'5 x 16'5 (5.00m x 5.00m)

## Pretty Gardens



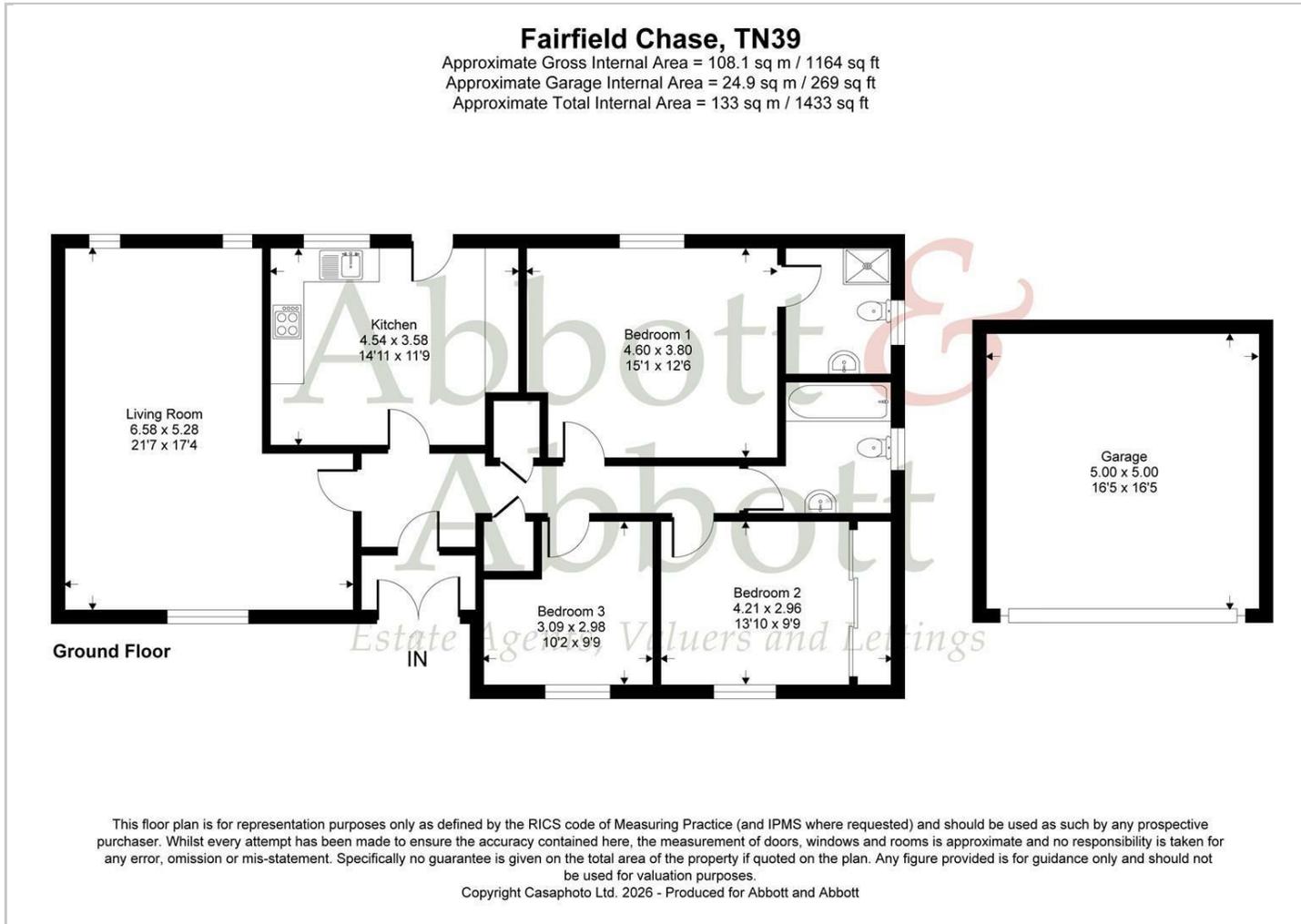
**Council Tax Band: F (Rother District Council)**

**EPC Rating: D**





## Floor Plans



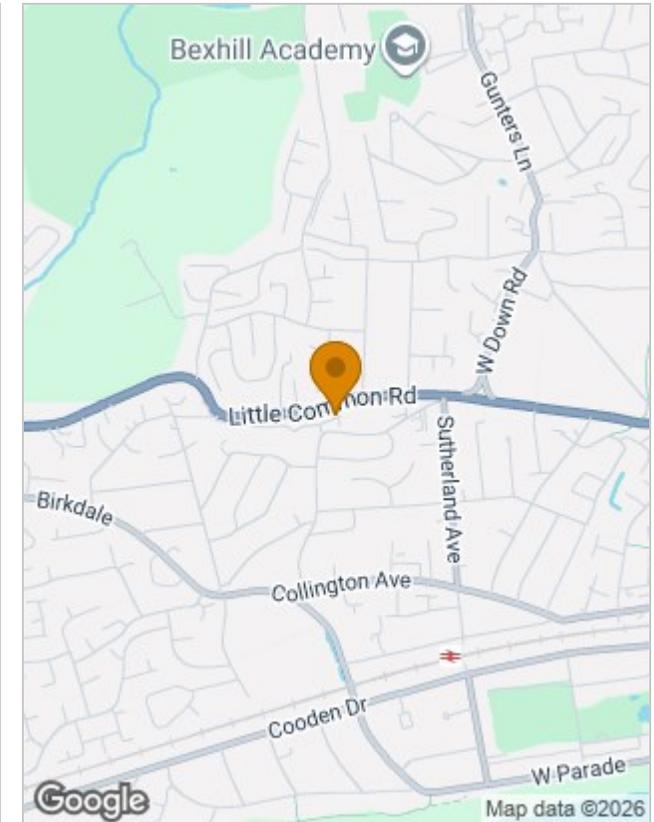
## Viewing

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

