

# Abbott & Abbott

Estate Agents, Valuers and Lettings



23 Tilgate Drive, Bexhill-On-Sea, TN39 3UH

£520,000



3



2



1



D



£520,000

# 23 Tilgate Drive

Bexhill-On-Sea, TN39 3UH

- Charming & well presented detached bungalow in quiet close between Cooden & Little Common
- Good size lounge/dining room with oriel bay window
- Large integral garage
- Gas central heating & uPVC double glazed windows and exterior doors
- Three bedrooms - with en suite shower to main bedroom
- Kitchen with built-in oven & hob
- Pretty gardens - with private rear garden with westerly aspect
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this charming and well-presented detached bungalow, situated in a quiet and well-matured close, well-placed for Little Common shops and services and Cooden Beach railway station, golf course and seafront. Built in the 1970's, the property provides three bedrooms - the main bedroom with en suite shower, a good size lounge/dining room with oriel bay window, kitchen with built-in oven & hob, and bathroom. There is also a large integral garage and, outside, pretty gardens to the front and rear, the rear garden with a westerly aspect. Gas fired central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated approximately halfway (half a mile) between Little Common and Cooden Beach, with Bexhill town centre about two miles distant.



## Entrance Vestibule

**Good Size Entrance Hall** 11'2 x 6'2 (3.40m x 1.88m)

**Lounge/Dining Room**  
18' max x 13'10 (5.49m max x 4.22m )

**Kitchen** 14'6 x 7'7 (4.42m x 2.31m)

**Bedroom One** 12'6 x 10'8 (3.81m x 3.25m)

**En Suite Shower**

**Bedroom Two** 13'7 x 9'9 (4.14m x 2.97m)

**Bedroom Three** 10'7 x 8'2 (3.23m x 2.49m)

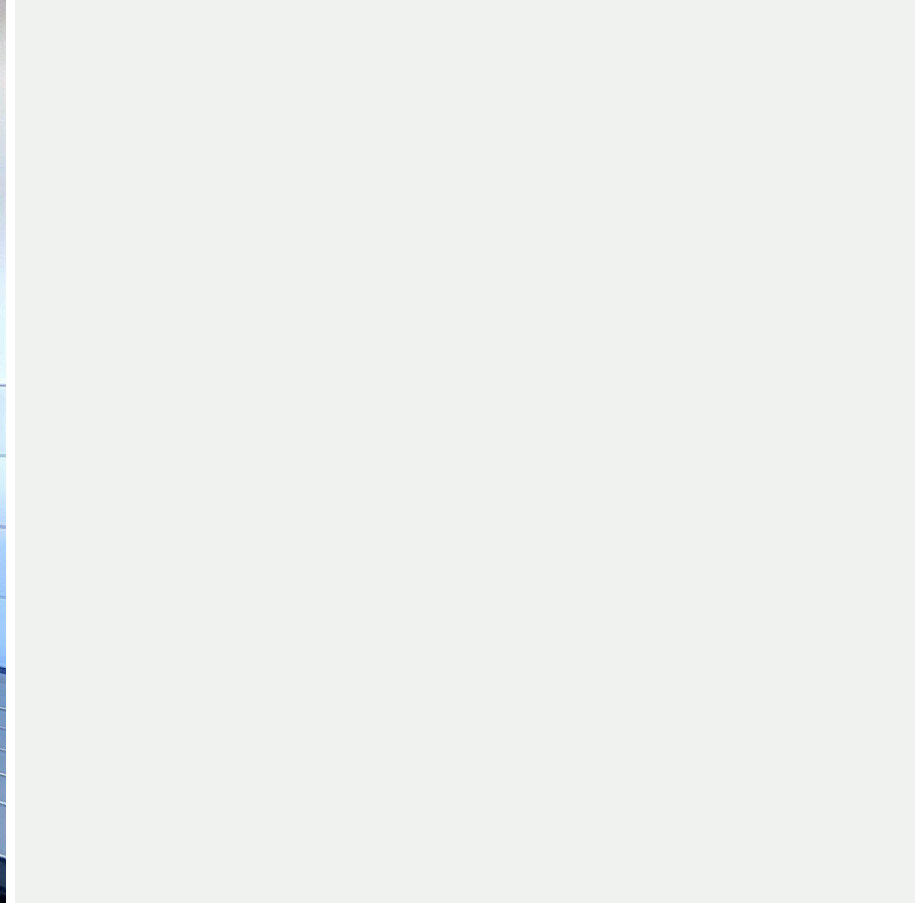
**Bathroom**

**Large Integral Garage**  
17'6 x 14'2 wide (5.33m x 4.32m wide)

**Pretty Gardens**

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

**EPC Rating: D**





## Floor Plans



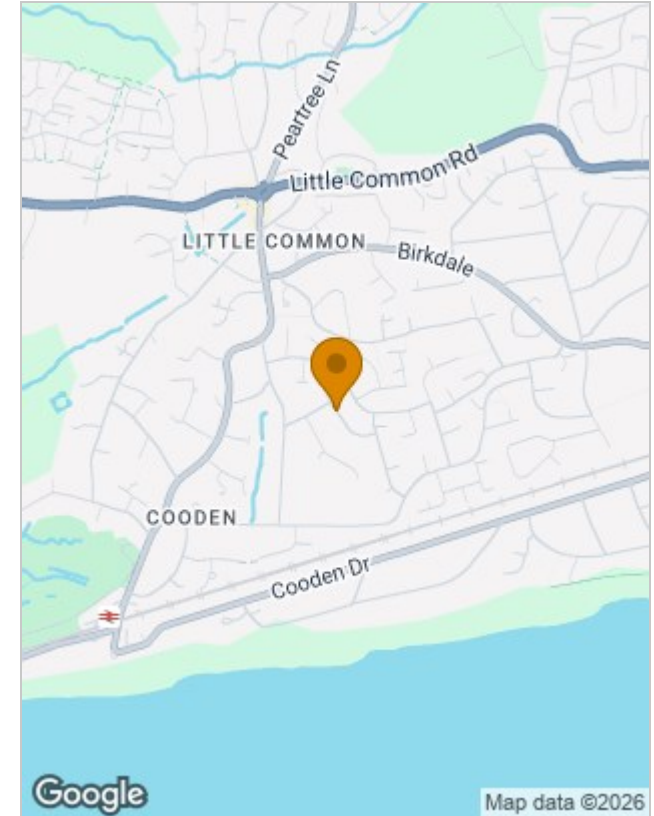
## Viewing

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.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH  
Tel: 01424 212233 Email: sales@abbottandabbott.co.uk

## Location Map



## Energy Performance Graph

