




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£575,000 Luffield Drive, Bexhill-on-Sea TN39 4GD
🛏️ 4 Bedroom 🛁 2 Bathroom 🛋️ 3 Reception



AT A GLANCE...

A detached house of exceptional quality is currently for sale through Bexhill Estates. Built-in 2021, the house will be sold with the remainder of the NHBC and accommodation of a high standard to include a spacious entrance hall leading to the impressive dual-aspect kitchen/diner with matching wall and base units, under-counter lighting, and laminated work surfaces. There is a large feature bay window with double doors to the rear garden and integrated appliances include a dishwasher, double oven, a 5-ring gas hob and space for further appliances. The utility room is accessible via the kitchen where you will find an integrated washing machine, space for a tumble dryer and a door out to the rear garden. In addition, the ground floor benefits from a dual-aspect lounge, a study, a cloakroom and porcelain tiled flooring across some of the ground floor with under floor heating. On the first floor, you will find a spacious dual-aspect master bedroom with fitted wardrobes and an en-suite shower room. There are three additional double bedrooms and a four-piece family bathroom suite. Furthermore, the house boasts a fully insulated loft, Hyundai solar panels with a 25 years warranty, a Growatt 6.5KW battery and inverter. The system generates £1600 worth of electricity per annum making the house particularly energy efficient.



Key Features:

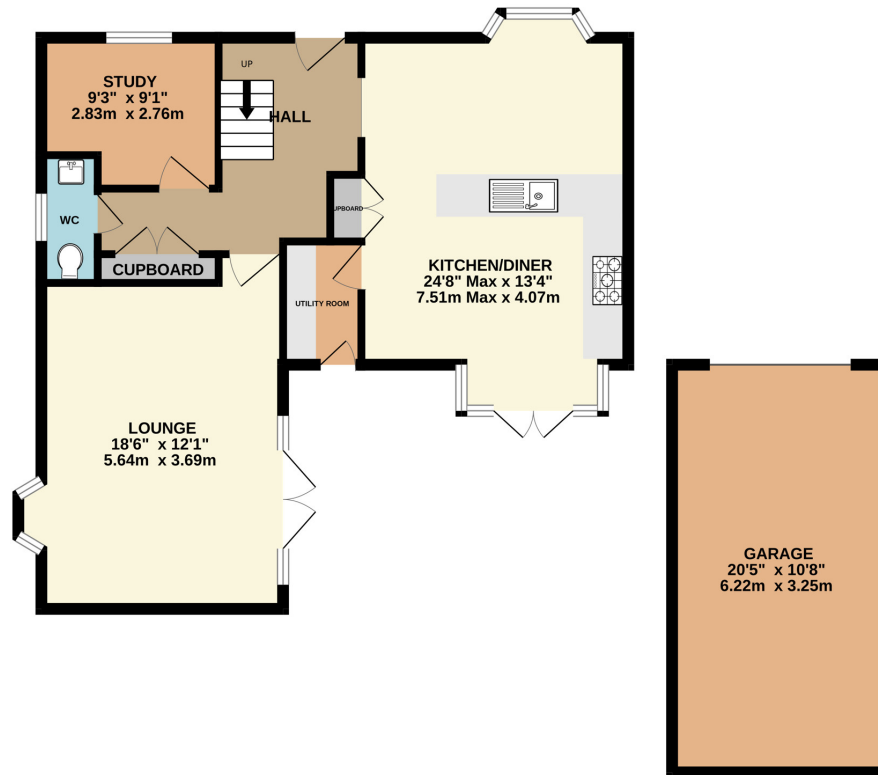
- Exceptional Detached Property
- Three Reception Rooms
- Two Bathrooms
- Off Road Parking & Garage
- Built in 2021 With 7 years NHBC remaining
- Four Double Bedrooms
- Quiet Location On A Popular Development
- Energy Saving Solar Panels

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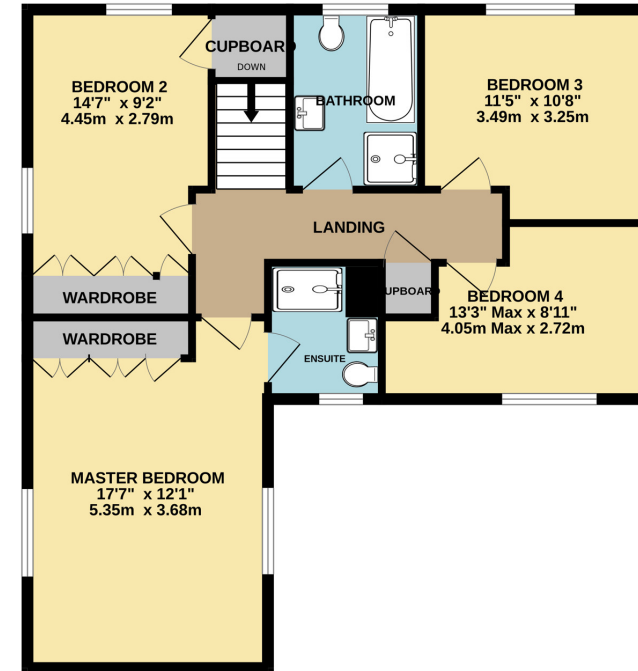
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GROUND FLOOR
872 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

OUTSIDE -

The house has a small front garden with a central pathway and established plantings. To the side of the property is a driveway leading to the 1-and-a-half-sized garage, accessed via an up & overdoor, featuring power, light and overhead storage.

The rear garden is predominantly laid to lawn with well-stocked borders. There is an area of raised decking with a gazebo, ideal for alfresco dining. Additionally, side access is available to the front of the house and there is outdoor power and a water supply.

LOCATION -

Situated on the popular Rosewood Park development in a private position on outskirts of the sought-after Village of Little Common. The village offers a range of independently owned 'Day-to-Day' shops, Doctors' surgery, Dentist, and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.5 miles away with regular services into Hastings Eastbourne, Brighton, Gatwick, and London Victoria. The closest Primary School is Little Common Primary School currently rated as 'Outstanding' on the latest Ofsted report.

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