




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

1 Kites Nest Walk, Bexhill-on-Sea, East Sussex TN39 4JX
£499,500  4 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this spacious detached house. Located in the popular Little Common location in West Bexhill and within close proximity to amenities, the house offers accommodation in brief comprising; Entrance hall leading through to the dual aspect lounge with feature fireplace and double doors opening into the separate dining room. Kitchen/Diner with integral eye-level oven/hob, space for further appliances and sliding doors out to the rear garden. On the first floor can be found the master bedroom with en-suite shower room, three further bedrooms and a family bathroom in suite. In addition the house offers; Ground floor bedroom/office, conservatory, double glazing, gas central heating, two off road parking spaces and a garage en-bloc. Being sold with NO ONWARD CHAIN, your earliest viewing comes highly recommended! For further information call us on (01424) 233330.

** Please note that the photos were taken in 2021 and could be subject to change **



Key Features:

- Detached House
- Two Bathrooms
- Off Parking For Two Vehicles
- No Onward Chain
- Four/Five Bedrooms
- Garage En-Bloc
- Double Glazing & Gas Central Heating

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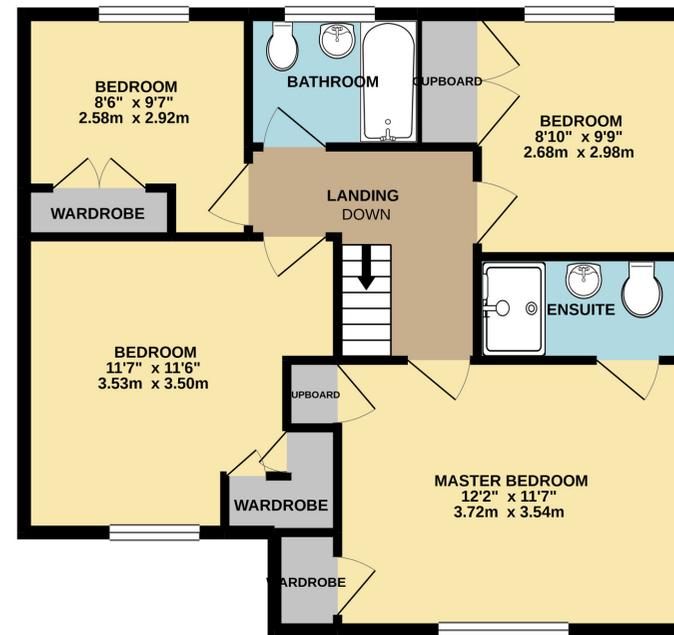
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GROUND FLOOR



1ST FLOOR



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.



Outside

The house has gardens to both the front and rear. The front garden is laid to lawn with a mature tree and shrubs. The rear garden is predominantly laid to lawn with a patio area and side access is available to the front of the property.

Location -

Situated in the sought after Village of Little Common offering 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 1.1 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 and Bexhill Academy Secondary School is just 2.1 miles away currently rated as 'Good' on the latest Ofsted report.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	82
(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	

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