



16 Levetts Wood, Bexhill-on-Sea, East Sussex, TN39 4GB

An Immaculate Detached Family Home Beautifully Presented Throughout £569,950 - Freehold



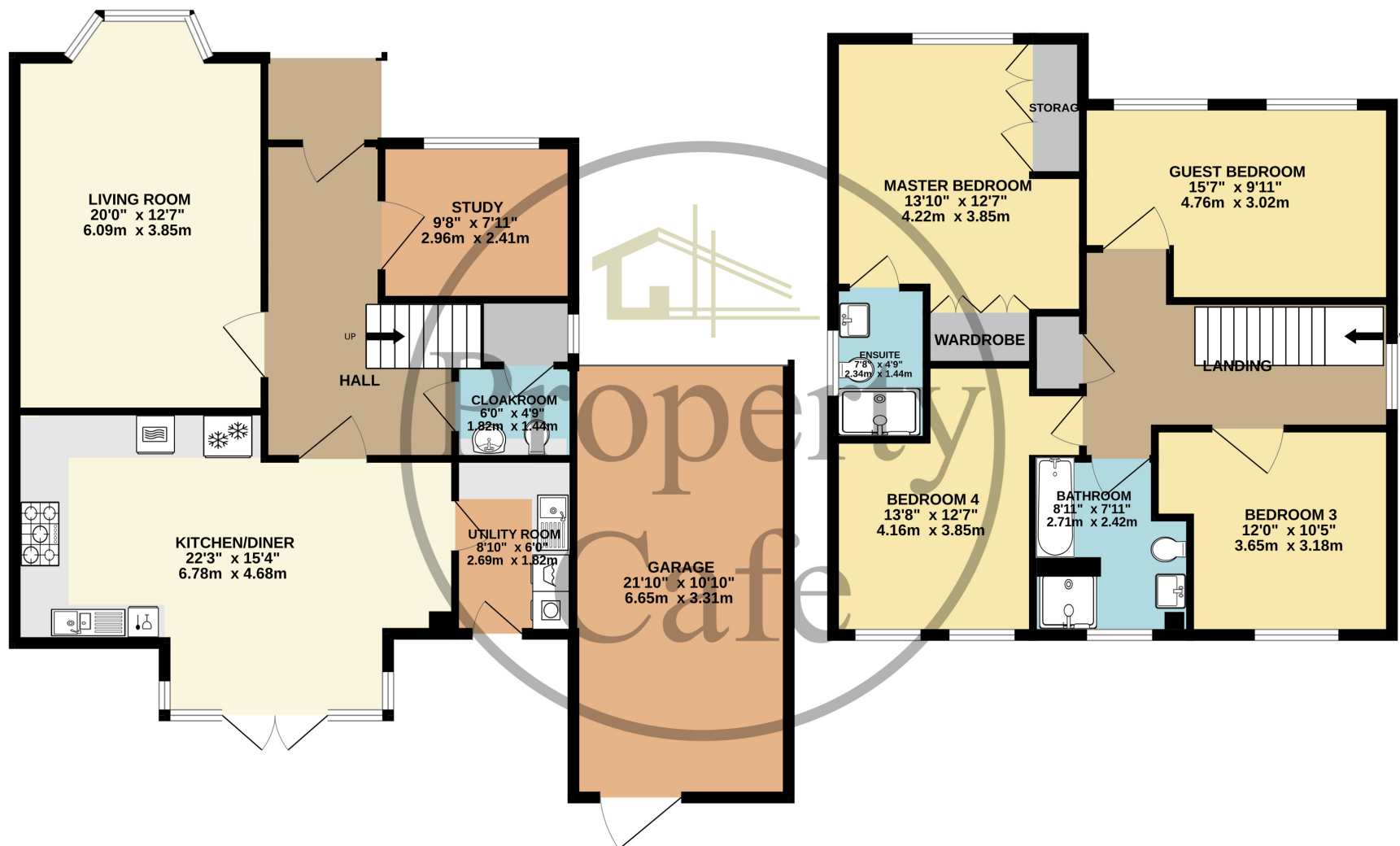


The Property Cafe is Delighted To Offer For Sale this Immaculate Four Bedroom Detached Family Home : Benefits & Accommodation Includes: Beautifully Presented Décor Throughout * Four Good Size Bedrooms * Spacious Family Lounge With Bay Window * Stunning Open Plan Kitchen-Diner With Built In Appliances * A Separate Utility Room * Master Bedroom With Built In Wardrobes & Modern En-Suite * A Modern Family Bathroom * Immaculate Inner Entrance Hall * Ground Floor Cloak Room W.C With Storage Cupboard * Ground Floor Study / Home Office * Immaculate Landscaped Rear Garden With Patio & Lawn * A Good Size Attached Garage With Remote Roller Door & Parking Space * Ample Storage Throughout This Home * Sought After & Quiet Location * Quality Fitted Carpets & Floor Coverings * Plantation Style Shutters & Blinds Included * Immaculate throughout * Internal Viewing Highly Recommended * Call Our Bexhill Sales Team On 01424 224488



GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.

1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.




TOTAL FLOOR AREA : 1871 sq.ft. (173.8 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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Bedrooms: 4
Receptions: 2
Council Tax: Band F
Council Tax: Rate 3521
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: B (85)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living.

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	



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The property is situated within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express.

There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- An Immaculate & Spacious Family Home
- Beautifully Presented Decor Throughout
 - Four Good Size Bedrooms
- Spacious Family Lounge With Bay Window
 - Stunning Open Plan Kitchen-Diner
 - Separate Utility Room
 - Master Bedroom With En-Suite
 - Modern Family Bathroom
- Immaculate Inner Entrance Hall

- Ground Floor Cloak Room W.C
- Ground Floor Study / Home Office
- Immaculate Landscaped Rear Garden
- Good Size Attached Garage & Parking
- Ample Storage Throughout This Home
 - Sought After & Quiet Location
- Plantation Shutters & Blinds Included
- Internal Viewing Highly Recommended