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## AT A GLANCE...

Bexhill Estates is pleased to offer this superb detached house for sale without an onward chain. Having been in the same ownership since it was built in 2006 and the original show home, the house offers an abundance of space with modern fixtures and fittings and accommodation which includes; Featuring a bay window and an electric fireplace, the lounge/diner has dual aspect doors from the entrance hall. A further set of double doors open into the spacious conservatory with views of the rear garden and an air conditioning unit. Featuring matching wall units and base units, quartz worktops, and tiled flooring, the impressive double-aspect kitchen/dining room offers a great deal of space. Integrated appliances include a dishwasher, fridge/freezer and range cooker. In addition, the ground floor benefits further from a utility room, a cloakroom and a dining room.

Four good-sized double bedrooms are located on the first floor, all of which have built-in wardrobes. The master suite has a dressing area together with an en-suite shower room. Additionally, there is a four-piece family bathroom suite and access to the loft space. Furthermore, the property is fully double-glazed and gas-centrally heated.

Woodlands, Bexhill-on-Sea, East Sussex, **TN39 4RI** 













# **Key Features:**

- Substantial Detached House
- Four Double Bedrooms
- Large Conservatory
- No Onward Chain

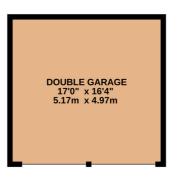
- Three Reception Rooms
- Three Bathrooms
- Well-Regarded Development In Little Common
- Off Road Parking & Detached Double Garage

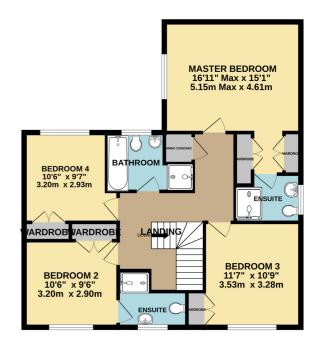


GROUND FLOOR 1352 sq.ft. (125.6 sq.m.) approx.

1ST FLOOR 841 sq.ft. (78.2 sq.m.) approx.







#### TOTAL FLOOR AREA: 2193 sq.ft. (203.8 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.

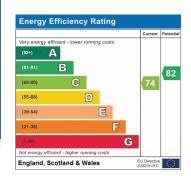
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The 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.







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### Outside

To the front of the property is a low maintenance garden and a block-paved driveway for two vehicles. The detached double garage benefits from power & light as well as one electric opening door and one manual up & over door.

The rear garden has a south-west facing aspect predominantly laid to lawn with well-established plantings, a large patio area ideal for alfresco dining and a garden shed.

### Location

The property is a short walk into the village of Little Common that gives you access to, amongst others, a pub with a restaurant, Tesco Express, GP surgery, pharmacy, hairdressers, launderette, and a delicatessen. Local buses will take you to Bexhill town centre and Hastings, or Eastbourne. Cooden train station is just 1.3 miles away offering direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Little Common Primary School currently rated as 'Outstanding' on the most recent Ofsted report is just 0.7 miles away.

