



**BEXHILL ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£575,000 Woodlands, Bexhill-on-Sea, East Sussex TN39 4RJ
🛏️ 4 Bedroom 🚿 3 Bathroom 🛋️ 3 Reception



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.



Key Features:

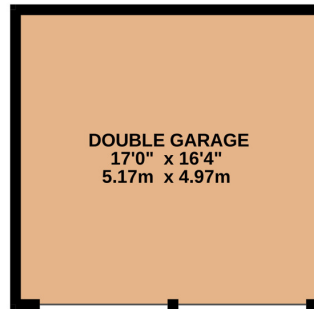
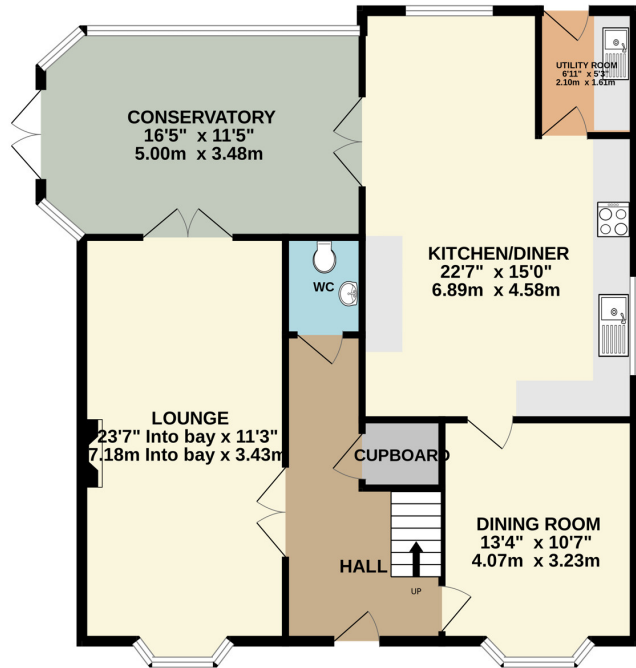
- Substantial Detached House
- Four Double Bedrooms
- Large Conservatory
- No Onward Chain
- Three Reception Rooms
- Three Bathrooms
- Well-Regarded Development In Little Common
- Off Road Parking & Detached Double Garage

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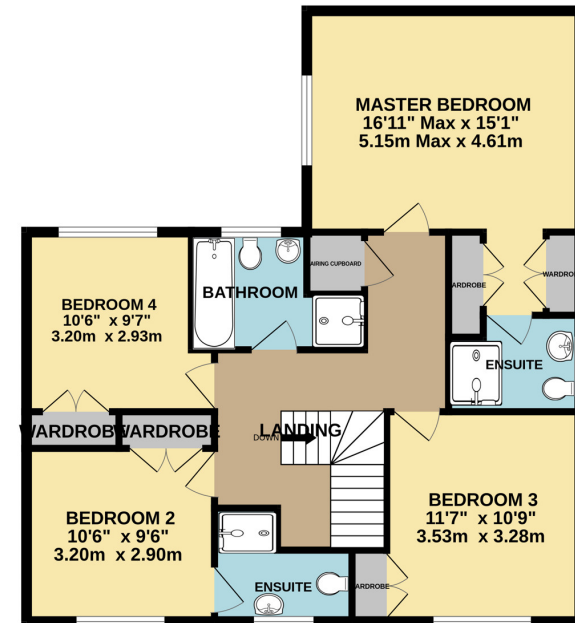
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GROUND FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	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	

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.

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