



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Sunshine, Sandhurst Lane, Bexhill-on-Sea, East Sussex  
**£595,000** TN39 4RH  
🛏️ 4 Bedroom    🛁 3 Bathroom    🛋️ 2 Reception



## AT A GLANCE...

The property itself offers light and spacious accommodation comprising entrance hall, a generous sitting room with access out to the patio and garden via bi-fold doors, impressive fitted kitchen with island and substantial dining area, a separate utility area, downstairs shower room/w.c and a ground floor double bedroom with garden access which offers versatility and could suit multi-generational living. To the first floor there are three further double bedrooms with the main bedroom having an en-suite shower room and w.c. In addition the contemporary family bathroom with free standing bath is the perfect place to unwind, with w.c. modern shower cubicle and attractive vanity unit with wash hand basin.

Further benefits to this delightful property include excellent storage throughout, quality flooring/fittings, gas central heating, double glazing and EV charge point.

To the outside there is a driveway providing off road parking for several vehicles and a generous sized garage with electric up and over door, and patio and lawned area to the rear.



### Key Features:

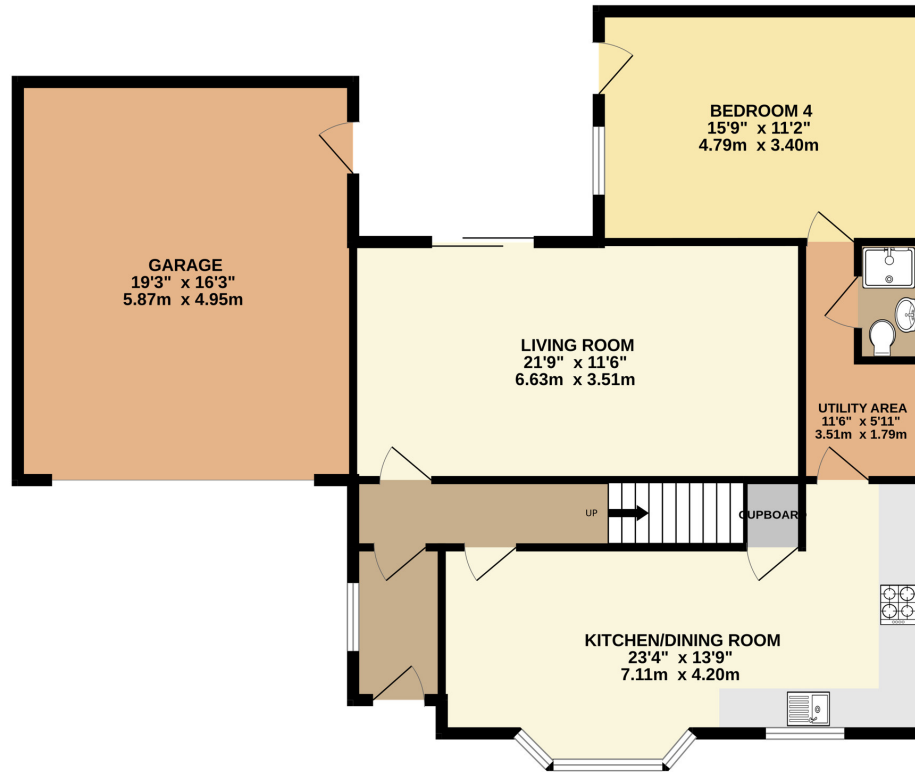
- Chain Free
- Fully Refurbished Throughout To A High Standard
- Impressive Family Bathroom
- Stunning Kitchen/Dining Room
- Contemporary Family Bathroom
- Semi Rural Location
- Four Bedrooms
- Off Road Parking & Garage
- Two Shower Rooms

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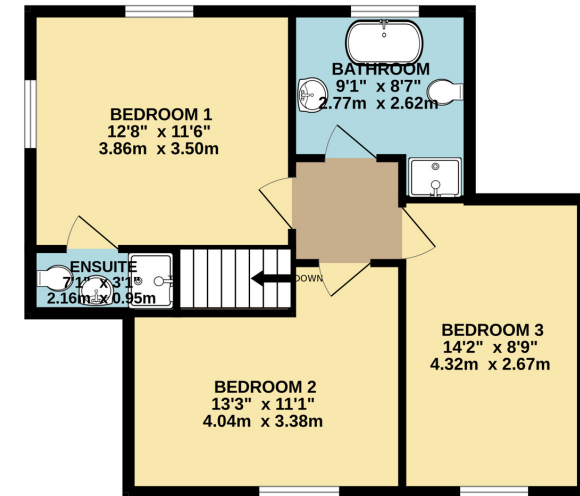
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GROUND FLOOR



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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
|                                             | 69      | 78        |
| EU Directive 2002/91/EC                     |         |           |

## LOCATION

The property is ideally situated in a quiet close of three detached properties, just off a sought after lane in West Bexhill, being close to Little Common Village with its excellent range of amenities and shopping facilities, doctors surgery and popular primary school. Bexhill Town Centre is within 2.5 miles, providing further shopping facilities, and mainline railway station with direct links to London, and Bexhill's impressive seafront.

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