



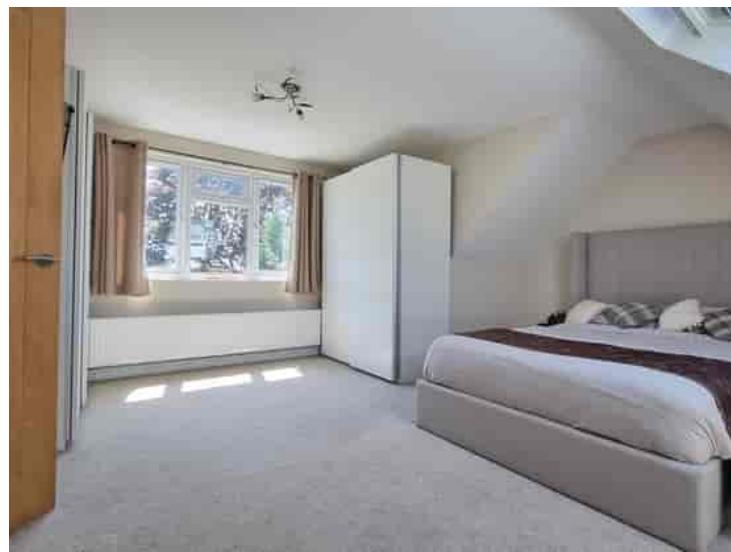
33 Wealden Way, Bexhill-on-Sea, East Sussex, TN39 4NZ

A Beautifully Presented Family Home With Large South Facing Garden - Offers over £580,000

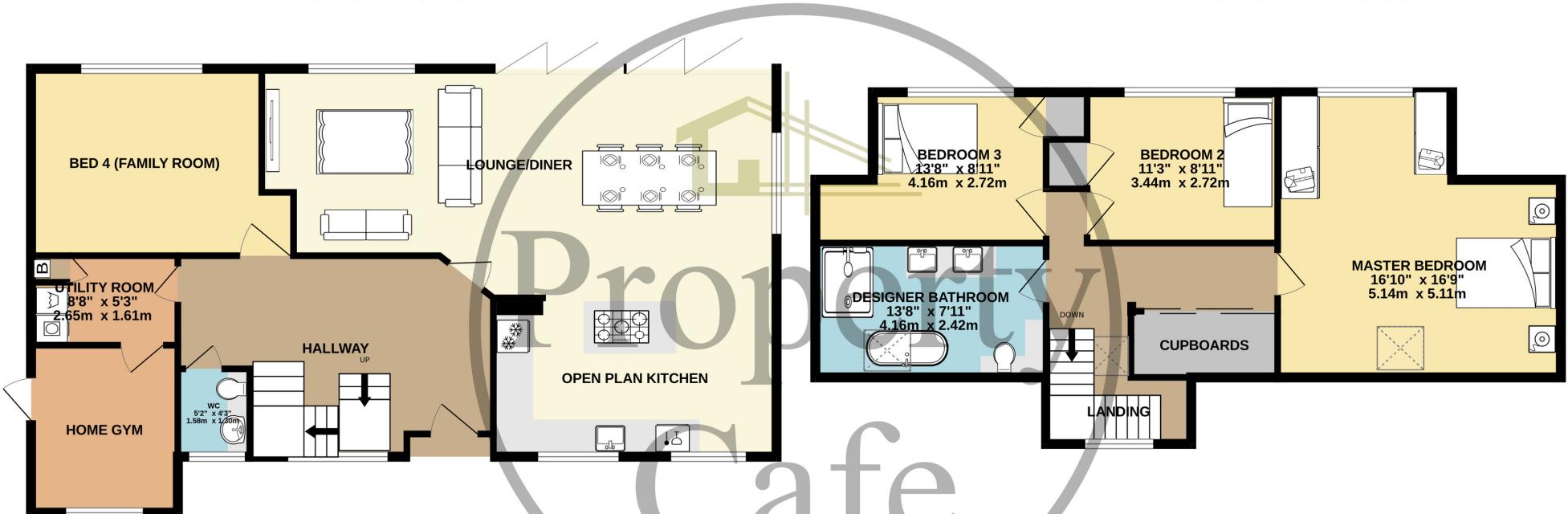




Situated in a highly sought after and quite residential location close to Little common Village can be found this beautifully presented four bedroom chalet style family home. The current owners have comprehensively extended & fully refurbished the property throughout. Accommodation and benefits include: An immaculate inner entrance hall with open stairs to the first floor gallery style landing, access to open plan family living space that offers ample space to relax and entertain with a spacious family lounge area, open plan dining area & beautifully presented bespoke open plan kitchen area with a range of bespoke fitted units, central island unit with breakfast bar. As the floor plan will illustrate on the ground floor there is a cloakroom WC, a ground floor bedroom currently used as an additional lounge, a separate utility room and access through to an additional room currently used as a home gym. On the first floor, there is a bright and spacious gallery style landing area with skylight window leading through to a master bedroom suite, two additional family bedrooms and a beautifully presented fully tiled family bathroom with a bespoke suite to include: A wet room style shower area, freestanding bath, concealed flush WC and twin 'his and hers' sinks. As the adjacent photos will illustrate the property is beautifully presented throughout in a lovely neutral colour scheme with engineered oak flooring and quality fitted carpets throughout. Leading off the main family reception room there are bifold doors opening out to a substantial raised South facing composite decked patio area with glass balustrade & steps down to the garden. As you may note the garden itself is a substantial size with a lovely South facing aspect, central lawn, children's play area to the rear and a timber built shed. To the front of the property, there is a substantial driveway offering ample off-road parking screened from the road via a large well maintained evergreen laurel hedge. The property is beautifully presented throughout and as stated the current clients have comprehensively refurbished the property throughout and your internal viewing is highly recommended. Please contact our Bexhill Office on (01424) 224488.



GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.5 sq.m.) approx.

TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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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A Fully refurbished detached family home \* 3/4 Family Bedrooms \* Stunning open planned family reception \* Bifold doors out to a South facing deck patio \* Bespoke kitchen with open plan Island unit \* Stunning family bathroom \* Dual aspect master bedroom suite \* Landing area with ample storage \* Separate utility room & home Gym \* Immaculate decoration throughout \* Central heated and double glazed throughout \* Versatile & spacious accommodation \* Substantial drive with ample parking Large \* South facing rear garden with children's soft play area & timber shed \* Highly sought after location \* Quiet outskirts of Little Common Village. For additional details or to arrange to view please contact our Bexhill sales team on 01424 224488.





The property is situated within the quiet outskirts of 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.

- Fully refurbished detached family home
  - 3/4 Family Bedrooms
- Stunning open planned family reception
- Bifold doors out to a South facing deck patio
- Bespoke kitchen with open plan Island unit
  - Stunning family bathroom
  - Dual aspect master bedroom suite
  - Landing area with ample storage
  - Separate utility room & home Gym
- Immaculate decoration throughout
- Central heated and double glazed throughout
- Versatile & Very Spacious Accommodation
- Substantial drive with ample parking
  - Large South facing rear garden
- With children's soft play area & timber shed
  - Highly sought after location
- Quiet outskirts of Little Common Village