



5 De Moleyns Close, Bexhill-on-Sea,  
East Sussex TN40 1UT



## PROPERTY DESCRIPTION

A modern well presented 4 bedroom detached house situated in the heart of Bexhill Old Town and thus adjacent to The Manor Gardens and conveniently situated for Bexhill Train Station, Town Centre and the Seafront. Enjoying elevated sea views over the town, other notable features include 2 reception rooms, ground cloakroom, ensuite to master bedroom, garage, driveway and southerly facing lawned rear garden of a manageable size. EPC - C

## FEATURES

- In the heart of Bexhill Old Town
- Adjacent to Manor Gardens
- Close to Bexhill Train Station, Town Centre, Seafront, Bus Services, Doctors, Dentists and Schools.
- 4 Bedroom detached House
- 2 Reception rooms
- Ensuite to master bedroom
- Ground floor cloakroom
- Garage and Large Driveway
- Southerly facing rear garden
- Panoramic Sea Views





## ROOM DESCRIPTIONS

### Entrance Hall

With entrance door, double glazed window with outlook to the front, radiator, karndean flooring, thermostat with Hive heating control.

### Separate WC

Low level WC, pedestal wash hand basin, chrome ladder towel rail, part tiling to walls, frosted glass double glazed window to the side, tiled floor.

### Living Room

17' 2" x 11' 7" (5.23m x 3.53m) A Dual aspect room with double glazed windows to the front and doors to the rear garden, two radiators, ornate fireplace.

### Dining Room

12' 10" x 9' 8" (3.91m x 2.95m) Double glazed window to the front overlooking the green, single radiator.

### Kitchen/Breakfast Room

17' 8" x 10' 9" narrowing to 6' 10" (5.38m x 3.28m) Modern fitted kitchen comprising; a range of base and wall units with laminate straight edge worktops, single bowl sink unit with mixer tap, electric hob with stainless steel splashback, extractor hood, integrated oven, led lighting, built in electric fan heater, double glazed window to the rear with beautiful sea views, doors leading to the rear garden, additional double glazed window to the side.

### Utility Area

With range of working surfaces with cupboards and drawers, plumbing for washing machine, single bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, space for fridge/freezer, wall mounted gas central heating and domestic hot water boiler with 10 year warranty from November 2022. (Installed 1 year ago).

### First Floor Landing

Hatch to loft space, built in storage cupboard.

### Bedroom 1

11' 7" x 11' 6" extending to 19' 7" (3.53m x 3.51m) Double glazed windows to the front overlooking the green, radiator.

### En Suite

Comprising; Low level WC, pedestal wash hand basin, walk in double shower cubicle with chrome controls, chrome showerhead and hand shower attachment, frosted glass double glazed window to the rear, tiled walls, heated chrome towel rail, tiled floor.

### Bedroom 2

11' 3" x 9' 5" (3.43m x 2.87m) Double glazed window to the rear with stunning sea views, radiator.

### Bedroom 3

12' 9" x 7' 3" (3.89m x 2.21m) Double glazed window to the front overlooking the green, radiator.

### Bedroom 4

11' 2" x 7' 11" (3.40m x 2.41m) Double glazed windows to the rear having a southerly aspect with stunning sea views, radiator.

### Bathroom

Comprising; corner bath with low level WC, walk in shower cubicle with double doors, rainfall showerhead and hand shower attachment, chrome ladder towel rail, pedestal wash hand basin, tiled walls, tiled floor, frosted glass double glazed window to the front.

### Outside

The front garden, being mainly laid to lawn with some shrubs, fencing and hedging and low maintenance pebbled areas, off road parking with a bricked paved driveway, pathway to the front entrance and double side access. The rear garden, measuring approximately 35' in depth, being southerly facing and enclosed with fencing to all sides, patio and decked areas, well stocked shrub and flowerbeds, outside lighting, outside water tap, timber framed shed and log store, double side access.

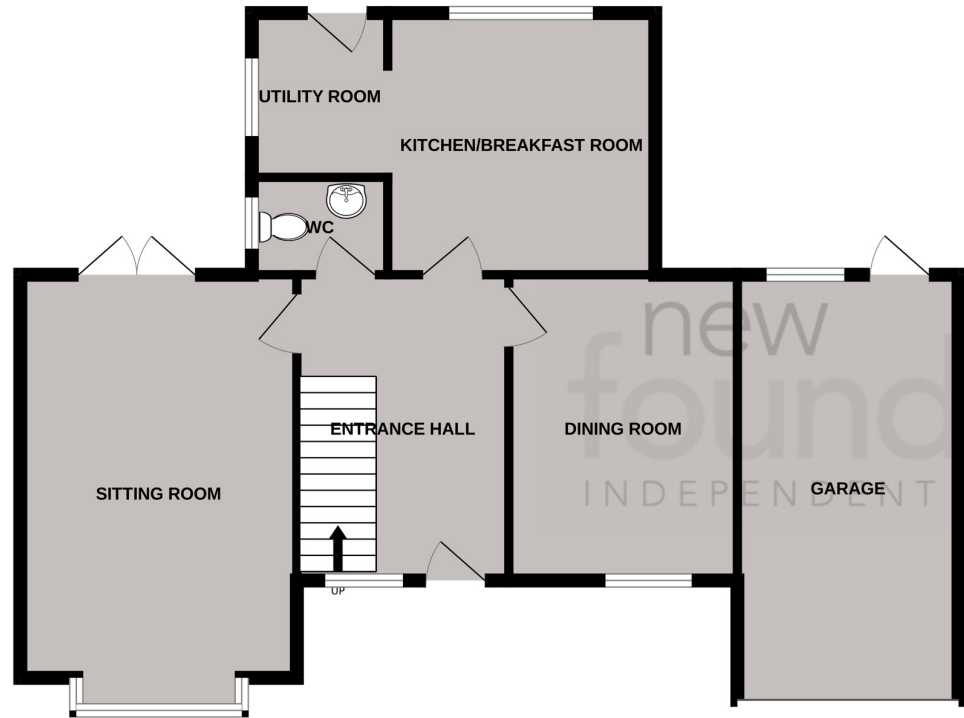
### Garage

18' 1" x 9' 3" (5.51m x 2.82m) With up and over door, power and light, personal door and window to the rear, roof storage space.



# FLOORPLAN

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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| Energy Efficiency Rating                           |          | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |         |           |
| (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> |         |           |
| <i>Not energy efficient - higher running costs</i> |          |         |           |
|  |          | 69      | 82        |

EU Directive 2002/91/EC  
England, Scotland & Wales

