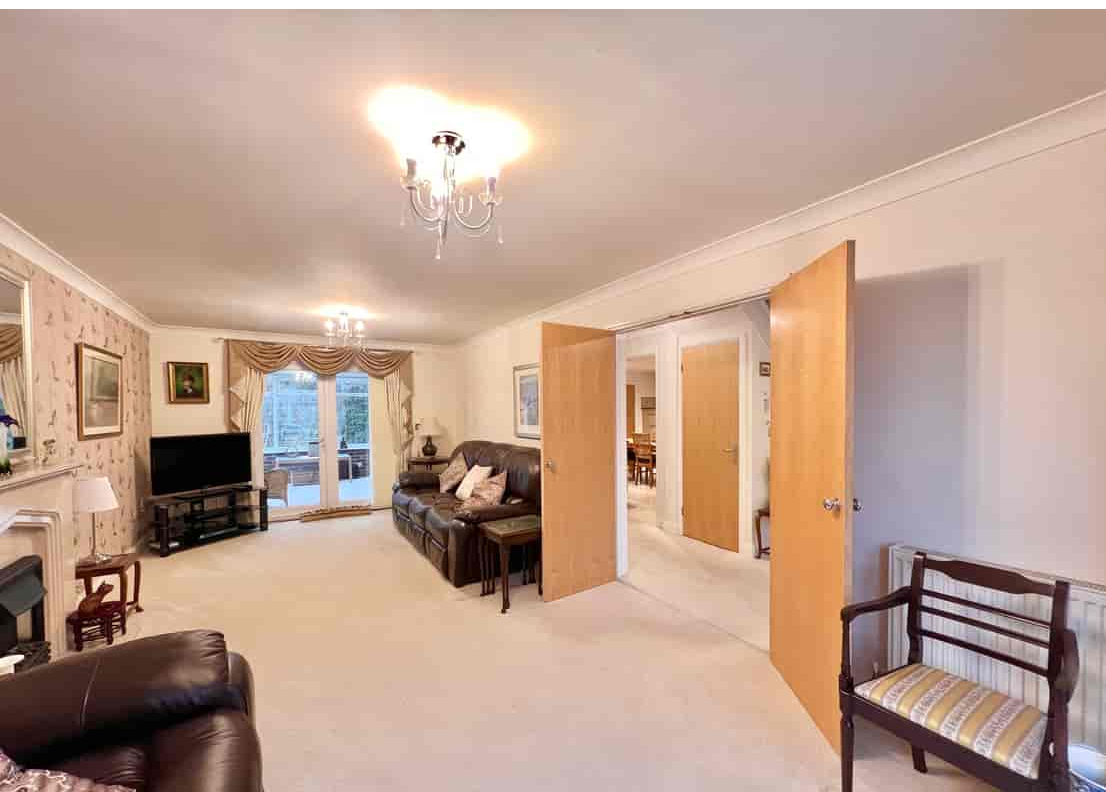




1 Woodlands, Bexhill-on-Sea, East Sussex, TN39 4RJ

An Immaculate & Spacious Executive Style Family Home In A Quiet Location Close To Little Common Village

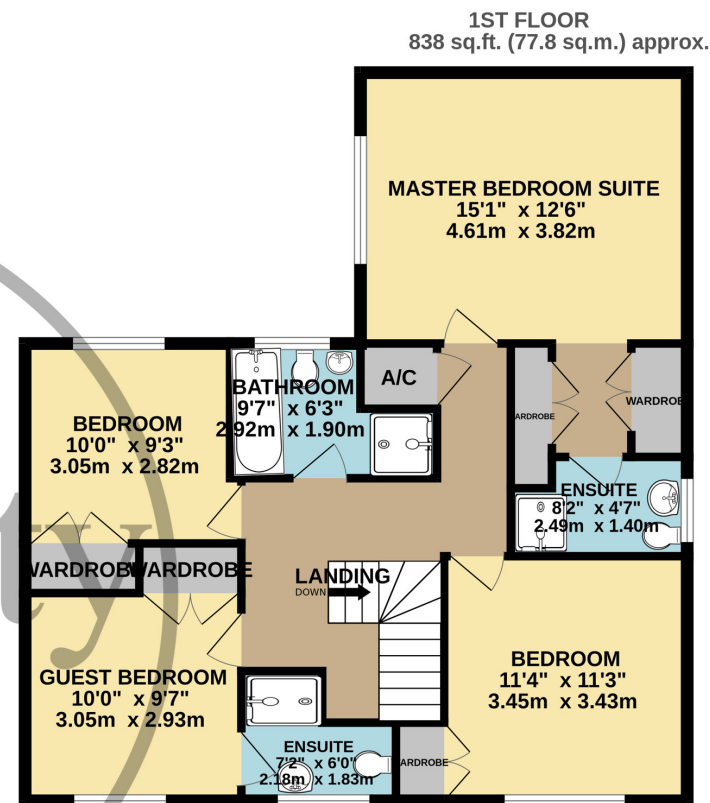
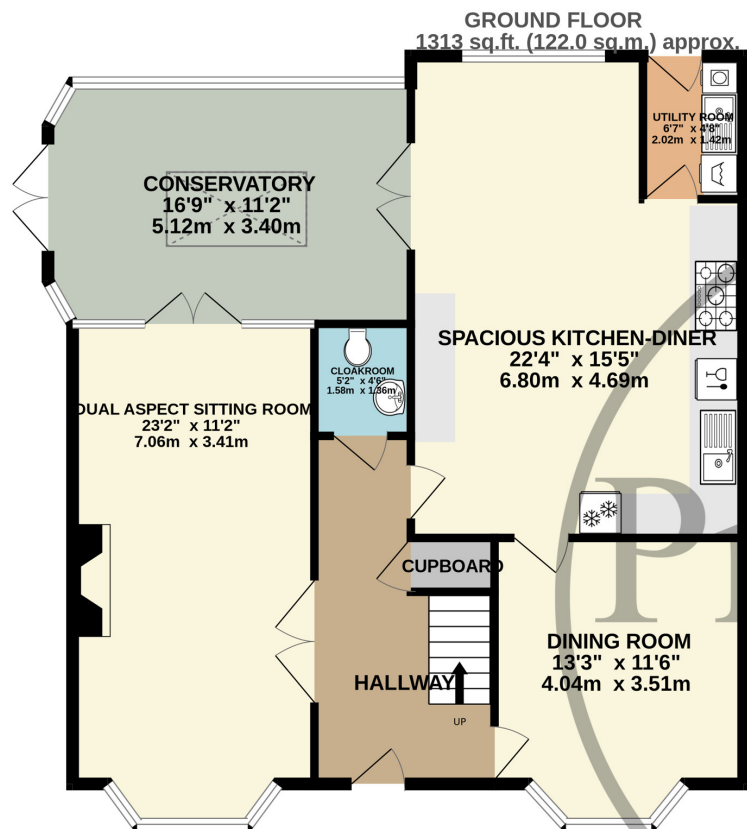
£579,950 - Freehold





The Property Cafe is delighted to offer FOR SALE this Modern Executive Style Detached Family Home located in a highly sought after location within the quiet & peaceful suburbs of Little Common. Built in circa 2006 (The original show home). The property offers accommodation & benefits that include: A spacious inner entrance hall with double doors opening into a dual aspect lounge-diner with South facing bay window, feature fireplace & access out to an air conditioned conservatory with views of the rear garden. As the floor plan will illustrate there is a spacious dual aspect kitchen-diner that offers matching wall units and base units, quartz worktops, tiled flooring, various integrated appliances to include a dishwasher, fridge/freezer and range style cooker. There is a separate utility room, cloakroom and good size a family dining room. On the first floor there are Four spacious family bedrooms all of which have built-in wardrobes. As you may note the master bedroom suite has a dressing area together with a modern en-suite shower room. The bright spacious landing leads through to all four bedrooms and a modern four-piece family bathroom. Offered for sale in excellent decorative condition additional benefits include: Gas fired central heating, double glazing throughout, a pleasant neutral decor throughout. **Externally:** The rear garden has a sunny South-West facing aspect and is laid to lawn with well-established flower borders proving privacy, a large patio area ideal for alfresco dining and a garden shed. To the front of the property is a small area of garden, a block-paved driveway for two vehicles that leads to a good size detached double garage with power & light. **For additional details or to arrange to view please contact our Bexhill Team on 01424 224488**






TOTAL FLOOR AREA : 2151 sq.ft. (199.8 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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Bedrooms: 4
Receptions: 2
Council Tax: Band G
Parking Types: Driveway. Garage.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (74)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

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	



The Property Cafe Is Delighted To Offer For Sale : This Modern Executive Style Detached Four Bedroom Family Home * Built In Circa 2006 (The Original Show Home) * Four Spacious Double Bedrooms * Spacious Dual Aspect Family Lounge * Separate Family Dining Room * Air Conditioned Conservatory * Master Bedroom With Dressing Rm & En-Suite * Modern Kitchen-Diner With Sep Utility Room * Four Spacious Bedrooms (All Double) * Impressive Entrance Hall & Cloakroom * Lovely Sheltered Rear Garden * Central Heated & D.Glazed Throughout * Lovely Neutral Decor Throughout * A Bright & Spacious Family Home In A Highly Sought After & Quiet Location * Detached Double Garage With Power & Light & Ample Additional Off Road Parking * **Realistically Priced & No Chain * Call Our Bexhill Team On 01424 224488**





The property is situated in a quiet & peaceful Cul-Sac Location within the suburbs of Little Common within walking distance to Village itself which offers 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.

- Executive Detached Family Home
 - Four Spacious Double Bedrooms
 - Spacious Dual Aspect Family Lounge
 - Separate Family Dining Room
 - Air Conditioned Conservatory
 - Master Bedroom With Dressing Rm & En-Suite
 - Modern Kitchen-Diner With Sep Utility Room
 - Four Spacious Bedrooms (All Double)
 - Impressive Entrance Hall & Cloakroom
 - Lovely Sheltered Rear Garden
- 4 Bedrooms / 3 Bathrooms
 - Central Heated & D.Glazed Throughout
 - Lovely Neutral Decor Throughout
 - A Bright & Spacious Family Home
 - Highly Sought After & Quiet Location
 - Detached Double Garage With Power & Light
 - Ample Additional Off Road Parking
 - Built In Circa 2006 (The Original Show Home)
 - Realistically Priced & No Chain
 - Call Our Bexhill Team On 01424 224488