



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£499,950 48 Fontwell Avenue, Bexhill-on-Sea TN39 4ES
Offers Over 4 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

This detached house is located in the popular Little Common area of west Bexhill. Situated adjacent to woodland, the property is within walking distance of the village with accommodation including: A spacious lounge with a bay window and feature fireplace. A fitted kitchen with matching wall and base units and space for appliances leads to a large utility room with integral garage access. In addition, the ground floor features a dining room, a cloakroom and a conservatory overlooking the rear garden. On the first floor you will find the master bedroom with fitted wardrobes and an en-suite shower room. There are three further bedrooms on the first floor, two with built-in wardrobes and a family bathroom. Furthermore, the property benefits from gas central heating, double glazing and an insulated loft space.

48 Fontwell Avenue, Bexhill-on-Sea, East Sussex, TN39 4ES

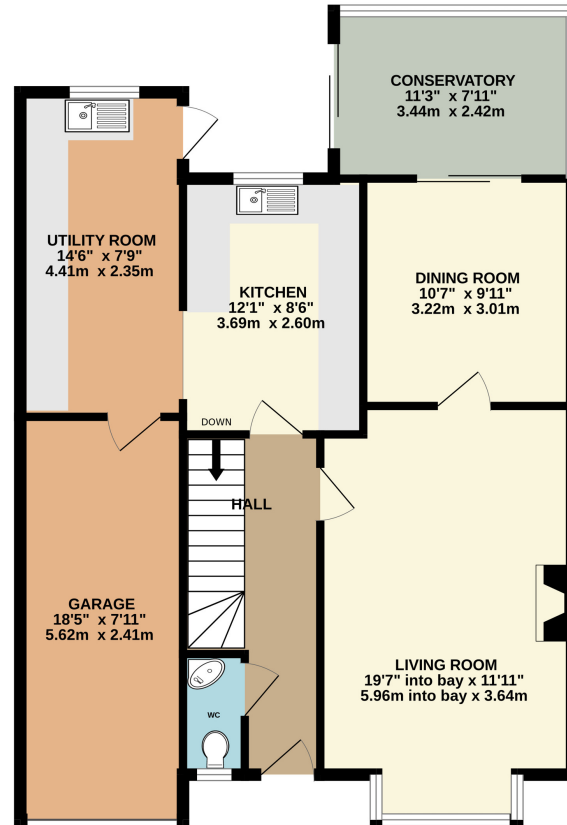
 4 Bedroom  2 Bathroom  2 Reception



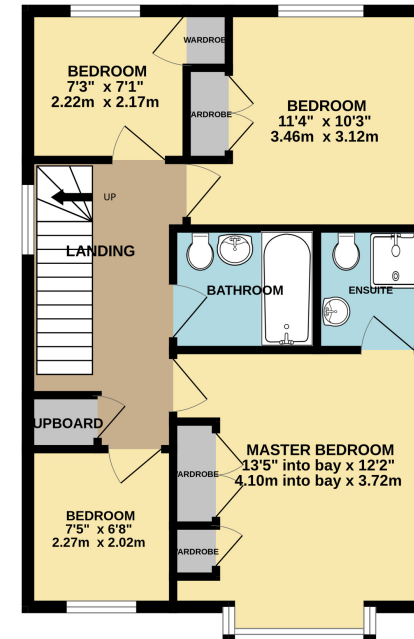
Key Features:

- Detached House
- Two Bathrooms
- West Facing Rear Garden
- Garage & Off Road Parking
- Four Bedrooms
- Popular Little Common Location
- Kitchen & Large Utility Room

GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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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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.



Outside

There is a block paved driveway at the front of the property as well as an up & over door into the garage. The rear garden is west facing and predominantly laid to lawn. You will find a garden shed, a summerhouse and a gate opening into woodland. There is a patio area ideal for alfresco dining and a variety of well-established plantings.

Location

There is a small general store nearby and a short walk (through the twittens) into the village gives you access to, amongst others, a pub with restaurant, Tesco Express, GP surgery, pharmacy, hairdressers, launderette, and a delicatessen. Local buses will take you from the end of the road through to the village or on to Bexhill town centre and Hastings, or Eastbourne.

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