



7 Paddock Way, Bexhill-on-Sea, East Sussex, TN39 4GH

An Immaculate & Highly Efficient Three Bed Detached Family Home £405,000 - Freehold

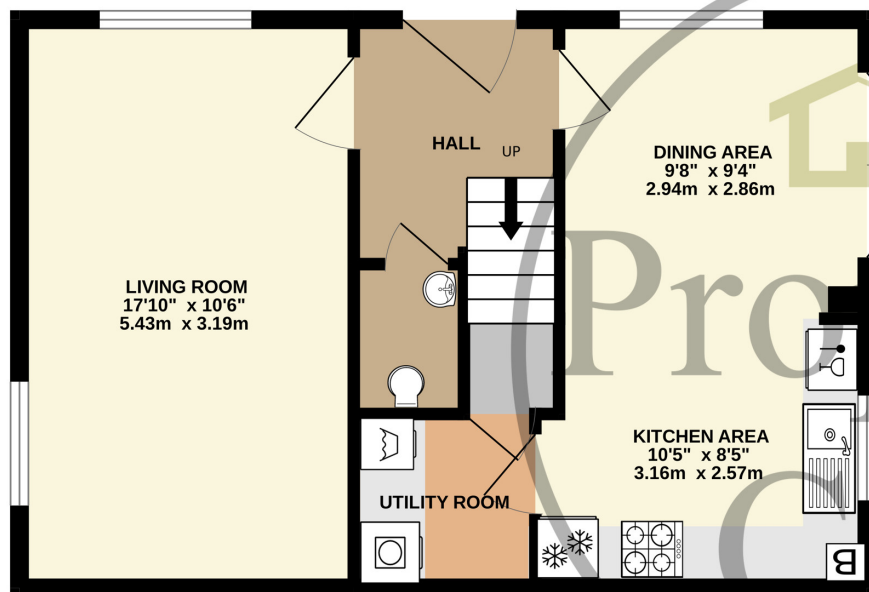




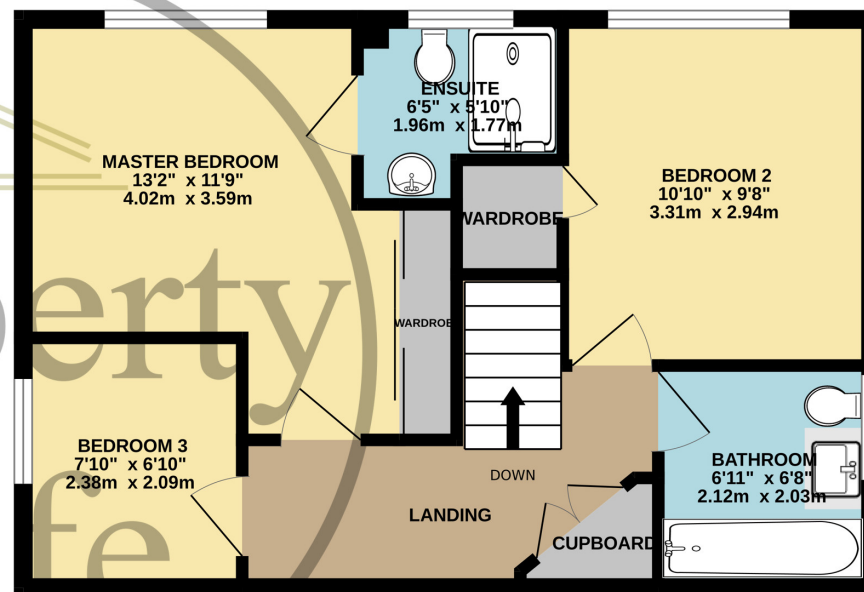
The Property Cafe is delighted to offer for sale this Modern Three Bedroom Detached Family Home situated in lovely quiet location. Benefits & Accommodation Includes: An Immaculate Inner Hall * Ground Floor CLOakroom/WC * Three Good Size Family Bedrooms * Master Bed With En-Suite Shower Room * A Spacious Dual Aspect Family Lounge With View Across A Woodland Copse * A Modern & Well Equipped Open Plan Kitchen-Diner With Additional Utility Room & Open Plan Dining Area With Window To The Side & Double Doors Out To The Rear Garden * Immaculate Neutral Decoration Throughout * A Spacious & Bright Landing With Ample Storage * A Modern Family Bathroom * Central Heated & Double Glazed Throughout * A Walled & Fenced Garden Area With Patio & Lawn * Quiet & Private Location * Ample Storage & Large Loft Space * Tandem Off Road Parking To The Side (Two Cars) * Existing New Build Guarantees * Sold With No Chain * Internal Viewing Recommended * Call Our Bexhill Team On 01424 224488.



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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: 3
Receptions: 2
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: B (84)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(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	



AN IMMACULATE MODERN THREE BED DETACHED FAMILY HOME * Master Bedroom With En-Suite * Spacious Dual Aspect Family Lounge * Modern Fully Equipped Fitted Kitchen * Modern Family Bathroom * Ground Floor Cloakroom / W.C * Tandem Parking (For 2 Cars) * A HIGHLY EFFIECENT FAMILY HOME * New Build Guarantees In Place * SOLD WITH NO CHAIN! Call 01424 224488





The property is situated within the quite suburbs 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.

- Immaculate Detached Family Home
- Three Good Size Family Bedrooms
 - Master Bedroom With En-Suite
- Spacious Dual Aspect Family Lounge
 - Sought After & Peaceful Location
- Modern Fully Equipped Fitted Kitchen
- Open Plan Dining Area With Patio Doors
 - Separate Utility Room & Storage
- Ample Storage Throughout This Home
 - Modern Family Bathroom
 - Ground Floor Cloakroom / W.C
 - Tandem Parking (For 2 Cars)
 - A Highly Efficient Family Home
- Remaining New Build Guarantees In Place
 - Offered For Sale With NO CHAIN!
- Call Our Bexhill Sales Team (01424 224488)