



2 Spring Close, Bexhill-on-sea, East
Sussex TN39 5EU



PROPERTY DESCRIPTION

A well presented 4 bedroom detached house arranged over three floors forming part of the recently built 'Foundry Meadow' development. Notable features include ensembles to bedroom 1 and 2, further family bathroom and ground floor WC. The kitchen has some built in appliances and a separate utility room and the current vendors have created a useful garden room. There is a private driveway and to be sold with the remainder of the 10 year warranty. EPC - B

FEATURES

- Three Storey Detached House
- Four Bedrooms, Two Having En-Suites
- Private Driveway
- Remainder of a 10 Year Warranty
- Adjacent To An Area Of Park
- Garden Room
- Kitchen With Built-In Appliances & Separate Utility Room
- Recently Built & Well Presented Throughout
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

Covered double-glazed front door leading to the entrance hall with double-glazed window and plantation blind, radiator, and under-stairs storage cupboard.

Ground Floor Cloakroom

With low-level WC, wash hand basin, radiator, and extractor fan.

Living Room

12' 10" x 12' 4" (3.91m x 3.76m) With TV aerial point, radiator and double-glazed window overlooking the front, partially fitted with plantation blinds.

Kitchen/Dining Room

18' 1" x 9' 3" (5.51m x 2.82m) The kitchen area comprises; modern fittings with a one-and-a-half bowl, single drainer stainless steel sink unit with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, matching wall-mounted cupboards, built-in electric double oven, ceramic hob with stainless steel cooker hood over, and built-in concealed dishwasher and fridge freezer. Ceiling spotlighting and double-glazed window overlooking the rear garden.

Dining area with space for table and chairs, radiator, and double-glazed double doors leading onto the rear garden.

Utility Room

7' 7" x 5' 8" (2.31m x 1.73m) With a useful range of floor-to-ceiling cupboards, space for washing machine and tumble dryer, ceiling spotlight, and double-glazed door leading to the side of the property.

First Floor Landing

Stairs rising from the ground floor entrance hall to the first-floor landing with double-glazed window and plantation blinds on the half-landing, airing cupboard.

Bedroom 2

12' 11" x 10' 8" (3.94m x 3.25m) With radiator and double-glazed window overlooking the front of the property.

En-Suite Shower Room

With tiled cubicle, pedestal wash hand basin, low-level WC, radiator, extractor fan, ceiling spotlight, and frosted glass double-glazed window.

Bedroom 3

9' 10" x 9' 6" (3.00m x 2.90m) With radiator and double-glazed window overlooking the rear garden.

Bedroom 4

9' 6" x 8' 3" (2.90m x 2.51m) With radiator and double-glazed window overlooking the rear garden.

Bathroom

With white suite comprising; panel bath with mixer tap and separate shower over with glass screen, pedestal wash hand basin, low-level WC, partially tiled walls, radiator, and frosted glass double-glazed window.

Second Floor Landing

Stairs rising from the first-floor landing to the second floor, with door to bedroom one.

Bedroom 1

16' 10" x 11' 4" (5.13m x 3.45m) With radiator, built-in storage cupboard, double-glazed Velux window, and further double-glazed window overlooking the rear of the property, door to en suite shower room.

En-Suite Shower Room

With fully tiled cubicle with chrome fittings, overhead shower and separate hand shower, pedestal wash hand basin, low-level WC, radiator, and double-glazed frosted window.

Garden Room

17' 2" x 9' 3" (5.23m x 2.82m) Accessed via a double-glazed door from the garden, with ceiling spotlights and double-glazed window overlooking the rear garden.

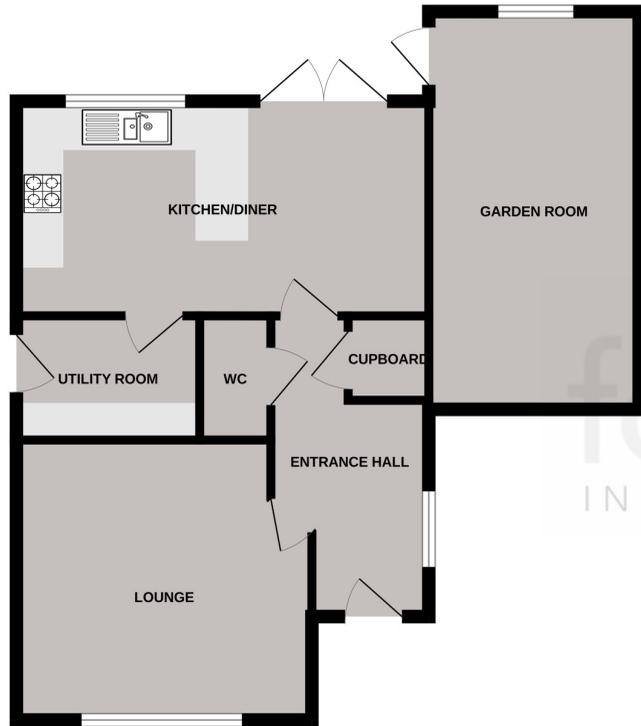
Outside

Rear garden with large area of raised decking, small areas of lawn, outside tap, power point, and lighting. Gated access down the side of the property to the front.

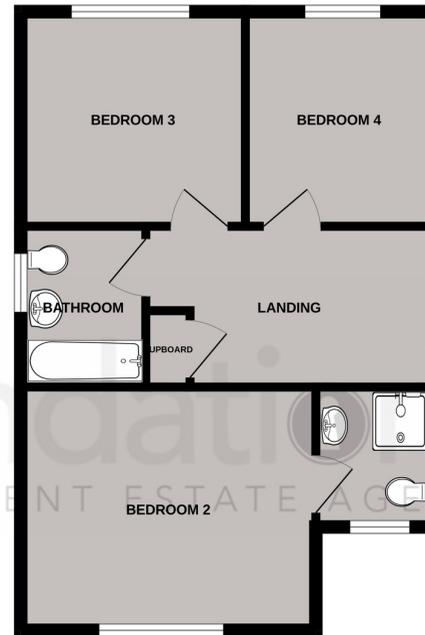
Front garden mainly laid to lawn with private brick driveway.

FLOORPLAN

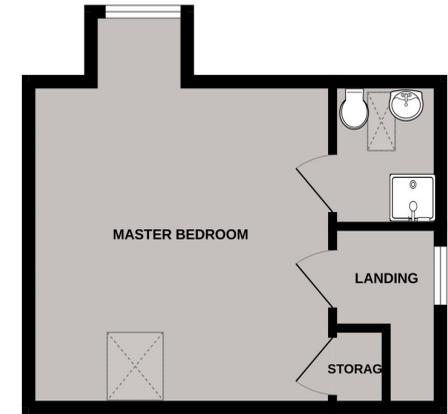
GROUND FLOOR



1ST FLOOR



2ND 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+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

