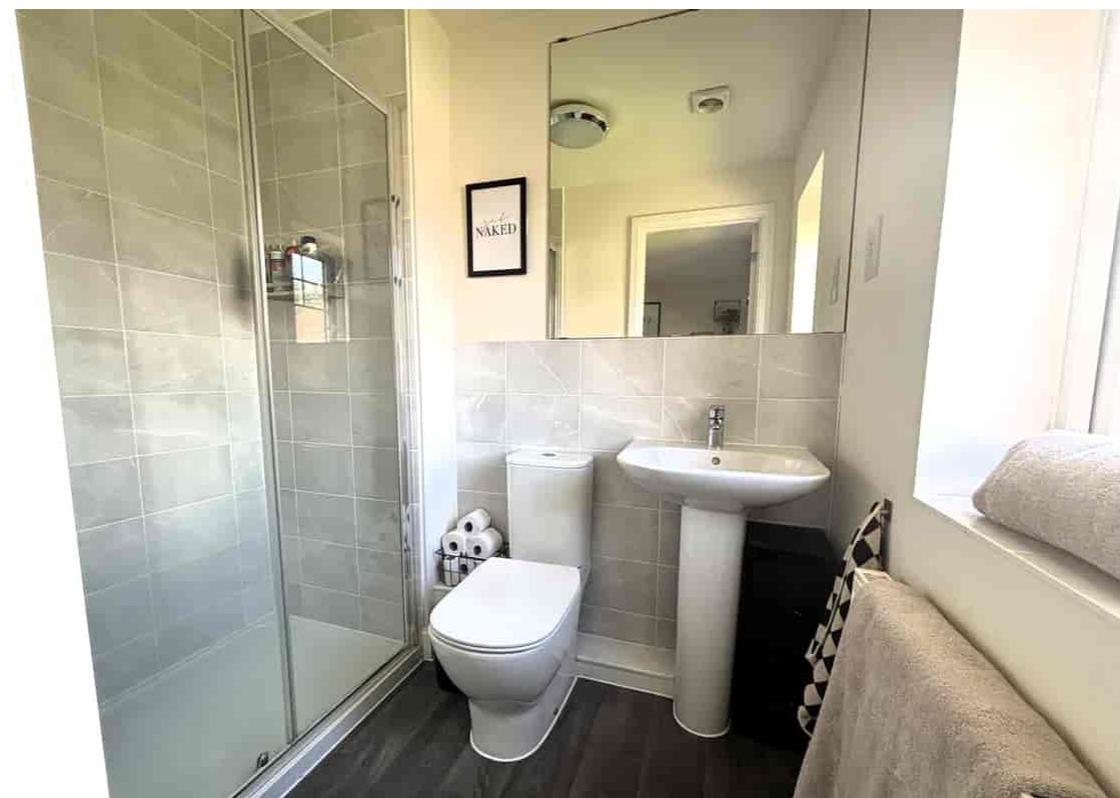




9 Pelton Close, Bexhill-on-Sea, East Sussex, TN39 4GG

Guide Price (£365,000- £375,000) An Immaculate Three Bed Semi-Detached Family Home Situated In Sought After & Peaceful Location £365,000 - Freehold



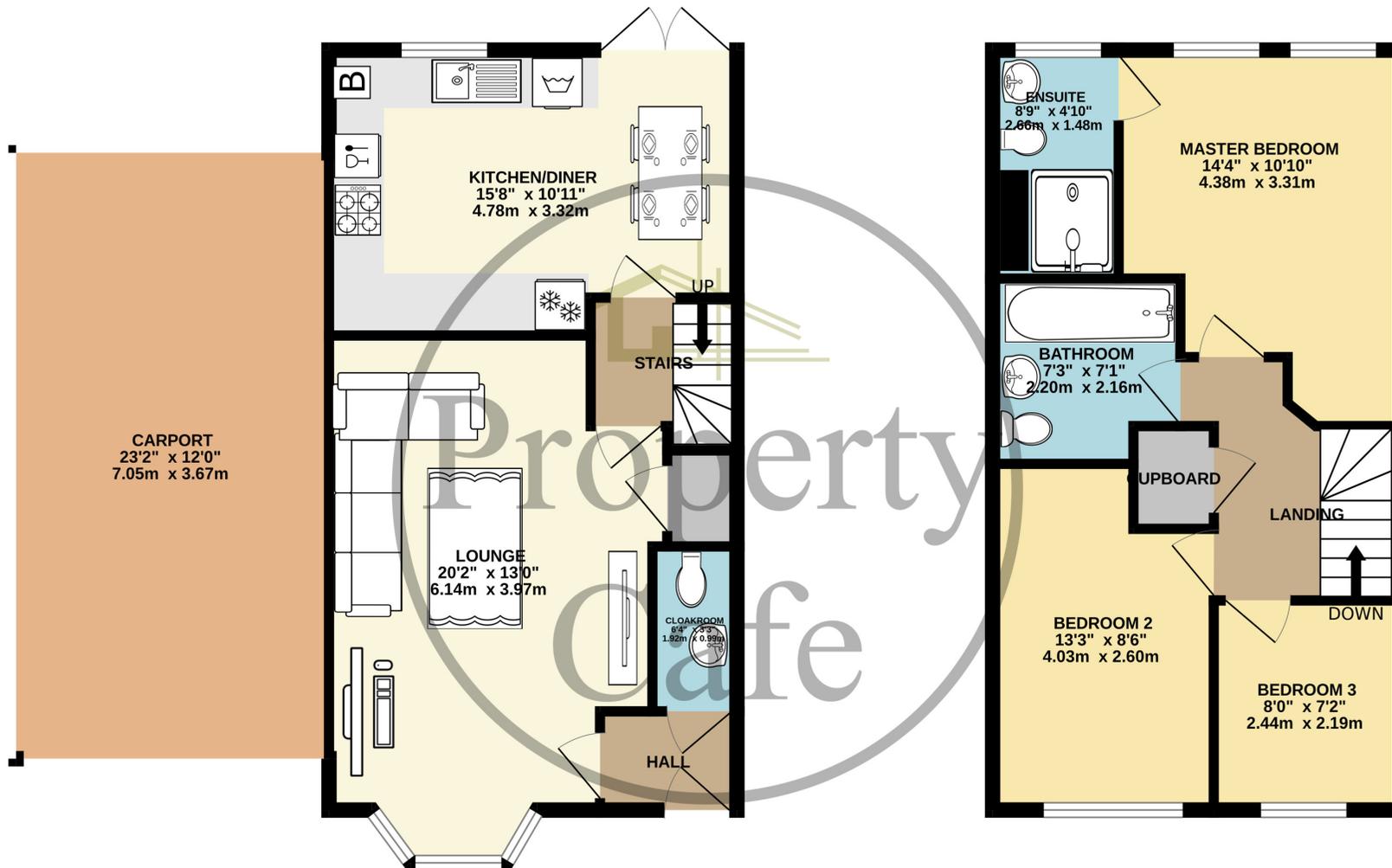


This immaculately presented modern three-bedroom semi-detached home is offered to the market with no onward chain and sits in a peaceful cul-de-sac opposite protected woodlands. Immaculately decorated throughout in a neutral colour scheme, the property features a bright south-facing lounge with a bay window, a spacious modern kitchen–diner with built-in appliances, and a convenient ground-floor cloakroom. Upstairs, the master bedroom benefits from a contemporary en-suite shower room, complemented by two further good-size double bedrooms and a stylish family bathroom. The large rear garden is mostly laid to lawn, providing an ideal space for families, while the covered parking area accommodates two cars. Built to a high standard with efficient central heating, double glazing, and existing new-build guarantees, the home offers comfort, practicality, and peace of mind. Located close to Little Common Village—with its excellent range of independent shops, Tesco Express, medical facilities, restaurants, and transport links including Cooden mainline station—this property combines modern living with a highly sought-after setting. Internal viewing is strongly recommended to fully appreciate the quality and lifestyle on offer.



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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: 1
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Covered.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: B (84)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(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	



A Newly Built Three Bed Semi * Sought After & Peaceful Location * Immaculately Decorated Throughout In A Neutral Colour Scheme * Master Bedroom (With En-Suite) * Three Good Size Double Bedrooms * Modern Family Bathroom * Ground Floor Cloakroom W.C * Lovely South Facing Lounge With Bay Window * Modern Fitted Kitchen-Diner * Large Rear Garden Most Laid To Lawn* Covered Car Parking (x2 Cars) * A Lovely Peaceful Cul -De - Sac Location (Opposite Protected Woodlands) * Highly Efficient Central Heating System & Double Glazed Throughout * Existing New Build Guarantees * An Immaculate Family Home * Internal Viewing Highly Recommended * Call Our Bexhill Team on 01424 224488





The property is situated within easy access 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.

- Guide Price (£365,000- £375,000)
 - An Immaculate New Build Family Home
 - Three Good Size Family Bedrooms
 - Offered For Sale With No Onward Chain
 - Modern En-Suite Shower Room
 - Pleasant South Facing Lounge With Bay Window
 - Ground Floor Cloakroom W.C
 - Spacious Family Kitchen-Diner
 - Master Bedroom With En-Suite Shower Room
- Central Heated & Double Glazed Throughout
 - Lovely Neutral Decor & Carpets
 - Modern & Well Presented Family Bathroom
 - large Rear Garden (Mostly Laid To Lawn)
 - Covered Parking Area (x2 Cars)
 - Existing New Build Guarantees
 - Lovely Quiet Location Opposite Woodlands
 - Close To Little Common Village
 - Internal Viewing Highly Recommended