



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

19 Highwoods Avenue, Bexhill-on-Sea, East Sussex
£565,000 TN39 4NN
🚗 4 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



AT A GLANCE...

This modern and deceptively spacious detached house is situated on a private road in a popular Little Common location. The south-facing aspect of the property provides abundant natural light, with modern fixtures and fittings.

Accommodation includes a welcoming reception hall leading to the kitchen/breakfast room. Featuring matching wall and base units with space and plumbing for appliances. There is also a fitted breakfast bar and a double-glazed stable door to the side of the property. The spacious living room has a gas fireplace and sliding doors out to the rear garden.

Further features of the ground floor include a double-aspect dining room, a conservatory and a cloakroom, as well as Karndean flooring and plenty of storage.

On the first floor, there is an impressive master bedroom with extensive fitted wardrobes and a modern shower room. On the first floor there are three additional double bedrooms with fitted wardrobes and a modern family bathroom.

This property also features a large partially boarded, insulated loft space, double glazing throughout, and gas central heating via a Worcester Bosch boiler that was installed in 2022.



Key Features:

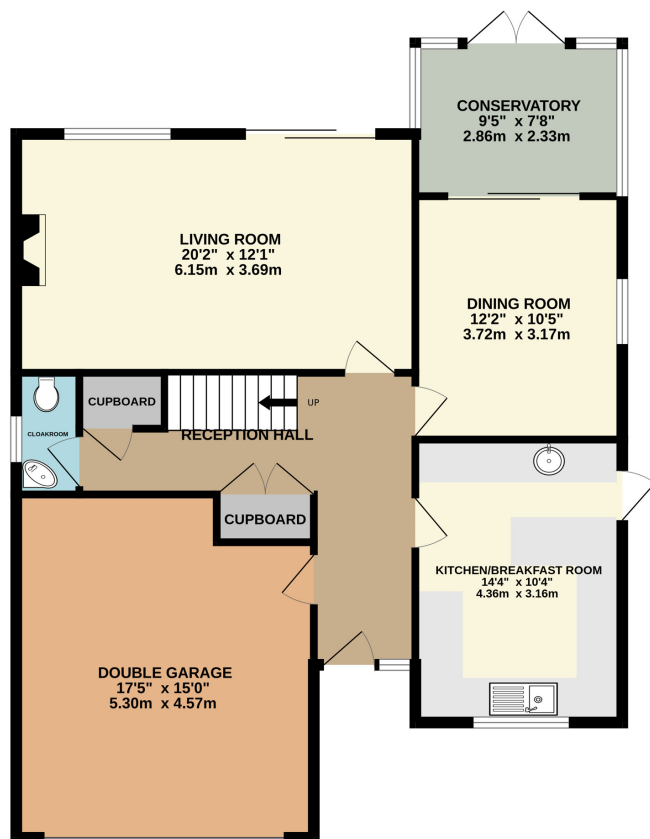
- Deceptively Spacious Detached House
- Double Garage & Off-Road Parking
- Two Bathrooms
- Private Position
- Stunning South Facing Rear Garden
- Four Good Sized Bedrooms With Fitted Wardrobes
- Two Reception Rooms & Conservatory
- Popular Little Common Location

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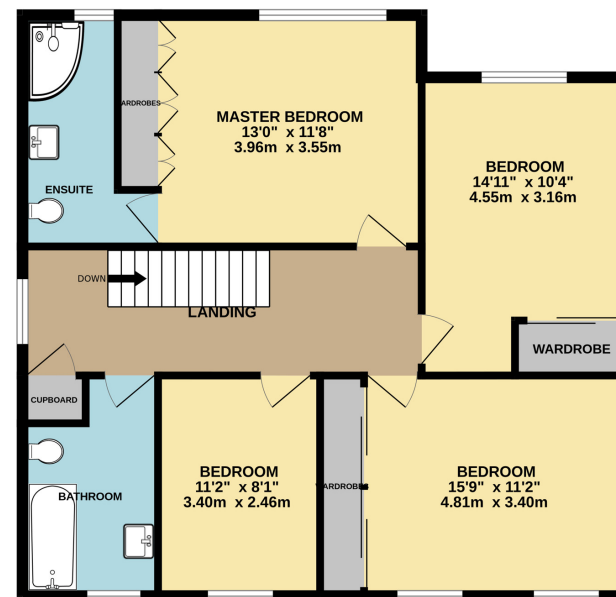
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GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 1899 sq.ft. (176.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	66	74
(81-91)	B		
(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	

Exterior

There is a block-paved driveway at the front of the property, as well as a small front garden and gated side access to the rear from both sides of the property. The garage can be accessed both internally and via an electric remote-controlled up & over door. The garage houses the wall mounted boiler and also benefits from power, light and a water tap.

The stunning south-facing rear garden is predominantly laid to lawn and offers a great deal of privacy. Well-stocked with a variety well-established shrubs, trees and plants. There is large block-paved sun terrace where you can enjoy alfresco dining, together with a further decked area to the rear of the garden with a garden shed. Additional features include two outdoor power point and a water tap.

Location

Situated in the sought-after location of Little Common, offering a range of independently owned shops, Doctors surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.5 miles away with regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. Little Common Primary School is within the village, currently rated as 'Outstanding' on the latest Ofsted report.

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