



**35 Well Wish Drive, Bexhill-on-Sea,
East Sussex TN40 2FP**



PROPERTY DESCRIPTION

A well presented and modern three bedroom detached family home situated on a development constructed approximately 8 years ago and within easy reach of Ravenside Retail Park & the seafront whilst also being within close proximity to Bexhill College & St Mary Magdalene School. The accommodation comprises; entrance hall, ground floor cloakroom/WC, dual aspect lounge with double doors leading to the garden, dual aspect kitchen/breakfast room also with double doors leading to the garden, three first floor bedroom with the master having an en-suite shower room and family bathroom. Outside there is off road parking, a good size garage and a south-easterly facing rear garden. EPC - B.

FEATURES

- Three Bedroom Detached House
- Situated On A Development Constructed Approximately 8 Years Ago
- Good Size Kitchen/Dining Area
- Ground Floor Cloakroom/WC
- Master Bedroom With En-Suite Shower Room
- Modern Family Home
- Dual Aspect Lounge
- Short Drive To Ravenside & Beach
- South-Easterly Facing Garden
- Close To Bexhill College & St Mary Magdalene Primary School
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door, stairs rising to the first floor, large walk-in storage cupboard, radiator.

Lounge

17' 10" x 10' 11" (5.44m x 3.33m) A bright dual aspect room with double glazed windows to the front and double doors to the rear with the latter leading to the garden, two radiators.

Kitchen/Diner

17' 10" x 16' 1" max (5.44m x 4.90m max) A bright and spacious dual aspect room with double glazed windows to the front and rear and double doors to the rear leading to the garden, spotlights, a modern kitchen comprising; a range of working surfaces with inset one and a half bowl stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel splash-back and extractor fan over, a range of matching wall and base cupboards, built-in appliances including; fridge freezer, washing machine, dishwasher including; fridge freezer, washing machine, dishwasher, radiator, ample space for large dining table, cupboard housing wall mounted gas fire boiler.

Cloakroom/WC

Double glazed frosted glass window to the front, low-level WC, pedestal wash hand basin with mixer tap, radiator.

First Floor Landing

Double glazed window to the rear, radiator.

Bedroom 1

14' 0" x 10' 8" (4.27m x 3.25m) Double glazed window to the front, radiator, alcove ideal for built-in cupboards.

En-Suite

Double glazed frosted glass window to the front, a modern three piece suite comprising; shower cubicle, wash hand basin, low level WC, radiator.

Bedroom 2

13' 0" x 10' 3" (3.96m x 3.12m) Two double glazed windows to the front, radiator, built-in wardrobes.

Bedroom 3

6' 10" x 6' 0" (2.08m x 1.83m) Double glazed window to the rear, radiator.

Bathroom

7' 7" x 7' 7" (2.31m x 2.31m) Double glazed frosted glass window to the rear, a modern three-piece bathroom suite comprising; low-level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and shower over, radiator.

Garage

21' 10" x 9' 10" (6.65m x 3.00m) Accessed via metal up and over door, power and lighting.

Outside

To the front of the property, there is a block paved driveway providing off-road parking and leading to the garage, two areas of garden with shrubs, gated side access.

The rear garden benefits from being of a south-easterly aspect.

Adjacent to the rear of the property there is a patio which extends the full width and leads to the gated side access, outside water tap, area of lawn, patio at the foot of the garden ideal for outside entertaining.

NB

We have been verbally advised that the community charge for this property is £120.67 half yearly.

FLOORPLAN

GROUND FLOOR

1ST 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
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(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		

