



62 Spring Lane, Bexhill-on-Sea, East Sussex, TN39 4ET

Immaculately Presented Two Bedroom Semi Detached House In A Sought After West Bexhill Location £325,000
- Freehold

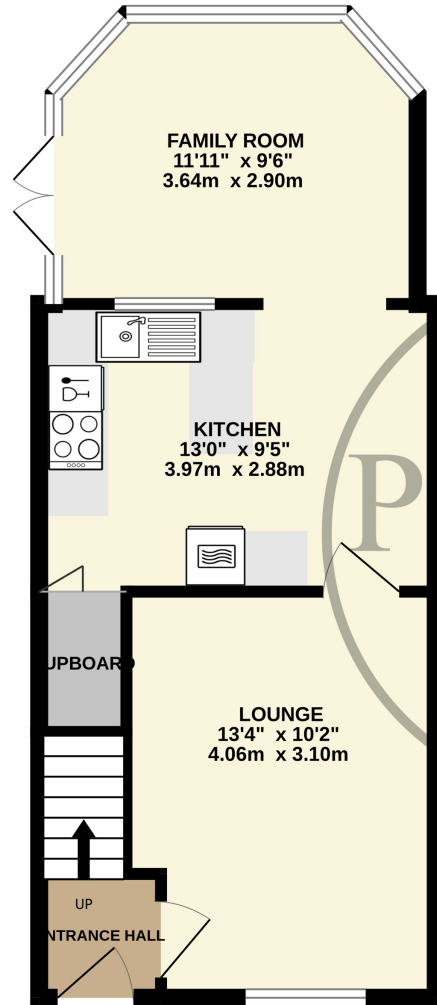




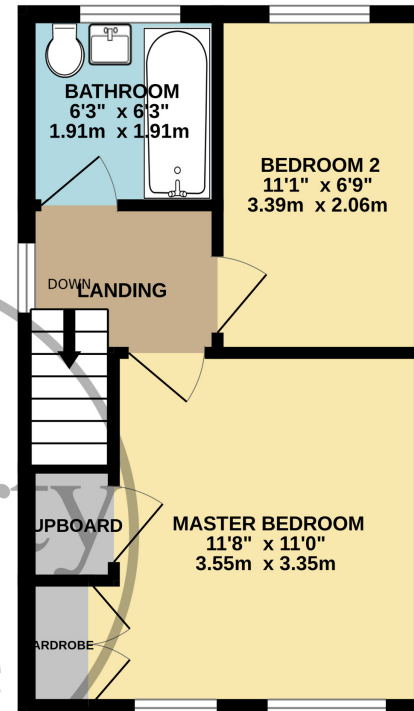
Property Cafe are delighted to present to the market this stunning two bedroom, semi-detached house for sale positioned in an incredibly sought after pocket of Little Common. Accommodation and benefits include; Inner entrance lobby; Separate cosy lounge; Open plan style kitchen/diner a perfect space for entertaining or relaxing as a family; Newly fitted kitchen in excellent condition including integrated appliances, double oven and dishwasher in addition to space for freestanding fridge/freezer & washing machine; Upstairs consists of two well proportioned bedrooms, the master benefitting from fitted wardrobes; Family bathroom comprising of bath & overhead shower, wash basin & WC. Externally this property boasts an incredibly quiet and peaceful west facing rear garden backing onto woodland and off-road parking for multiple cars. The house is offered for sale in immaculate condition throughout, double glazed and gas central heated. We recommend you view at your earliest convenience.



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.




1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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: 2
Receptions: 2
Council Tax: Band C
Council Tax: Rate 2268.73
Parking Types: Driveway. EV Charging.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (66)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Semi Detached House For Sale
 - Extended Ground Floor Kitchen/Diner
- Newly Fitted Kitchen With Integrated Appliances
 - Modern Fitted Bathroom
- Private Rear Garden Backing Onto Woodland
- Off-Road Parking
- Immaculate Condition Throughout
- Sought After Little Common Location
- Gas Central Heating & Double Glazing
 - Viewing Highly Recommended.