



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Tall Oaks, Sandhurst Lane, Bexhill On Sea, East Sussex
£675,000 TN39 4RH
4 Bedroom 3 Bathroom 2 Reception



AT A GLANCE...

This impressive detached property offers light and spacious accommodation throughout and accommodation comprises generous entrance hall, sitting room with double doors opening into the dining room, superb fitted kitchen with range of built in appliances and large island, and additional dining area having access out to the patio area and garden via bi-fold doors. In addition there is a separate utility room, downstairs w.c and a ground floor double bedroom with en-suite shower room, offering versatility and giving the option to suit multi-generational living.

To the first floor can be found attractive landing with vaulted ceiling and mezzanine storage area, three further double bedrooms with the main bedroom having an en-suite shower room and w.c. In addition the contemporary family bathroom with free standing bath is the perfect place to unwind, with w.c, modern shower cubicle and attractive vanity unit with wash hand basin.

Further benefits to this property include excellent storage throughout, quality flooring/fittings, air source heat pump, double glazing, contemporary lighting and EV charge point.

To the outside there is a driveway providing off road parking for several vehicles and to the rear a substantial patio area leading to an impressive lawned area to the rear providing a blank canvas for further landscaping.



Key Features:

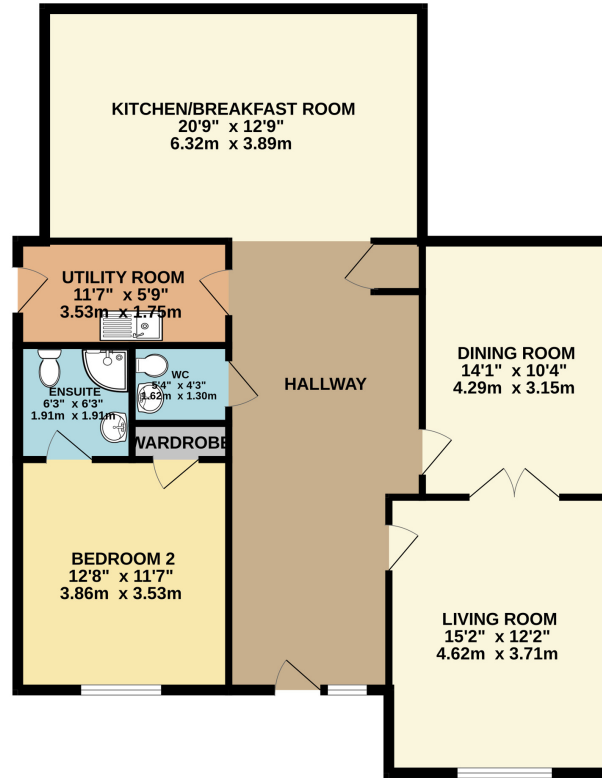
- NEW BUILD PROPERTY
- Four Bedrooms
- Utility Room
- Small Development
- Off Road Parking
- Detached House
- Three Bathrooms
- Impressive Kitchen/Breakfast Room
- Close To Little Common Village

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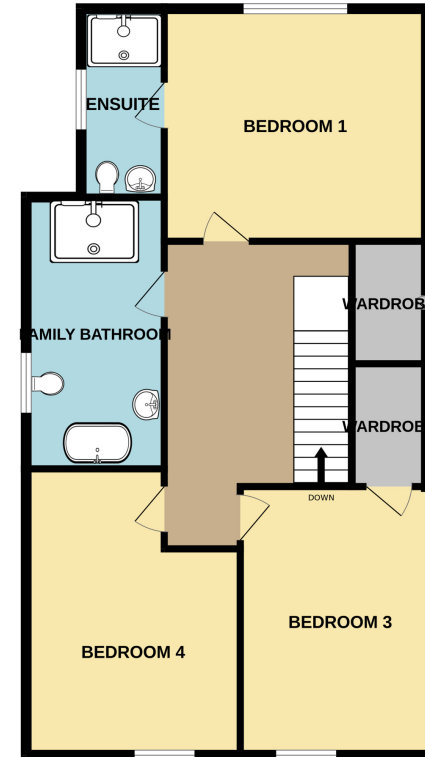
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GROUND FLOOR
1123 sq.ft. (104.3 sq.m.) approx.



1ST FLOOR
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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		
(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	83	89
EU Directive 2002/91/EC		

LOCATION

The property is ideally situated in a quiet close of three detached properties, just off a sought after leafy lane in West Bexhill, being close to Little Common Village with its excellent range of amenities and shopping facilities, doctors surgery and popular primary school. Bexhill Town Centre is within 2.5 miles, providing further shopping facilities, and mainline railway station with direct links to London, and Bexhill's impressive seafront.

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