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Property Cafe
BUYER INCENTIVE
AVAILABLE WHEN YOU VIEW
THIS PROPERTY THROUGH US

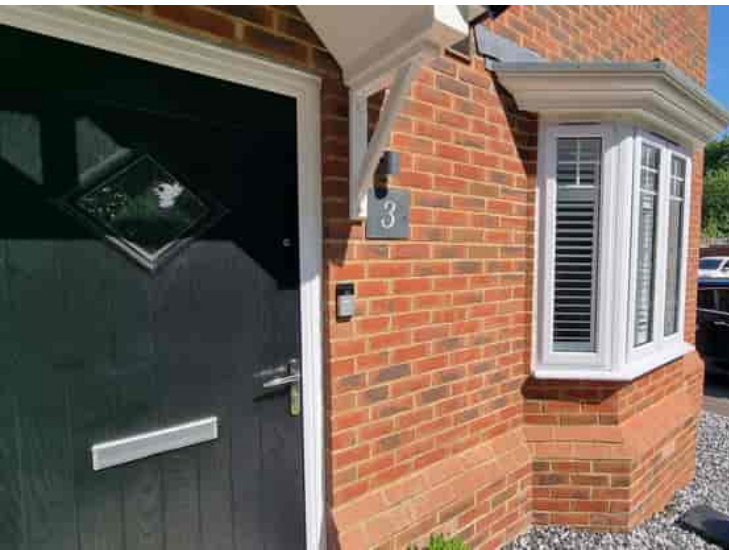


3 Nickles Close, Bexhill-on-Sea, East Sussex, TN39 4GF
(BUYER INCENTIVE AVAILABLE) An Immaculate Three Bedroom Semi Detached Family Home
£389,950



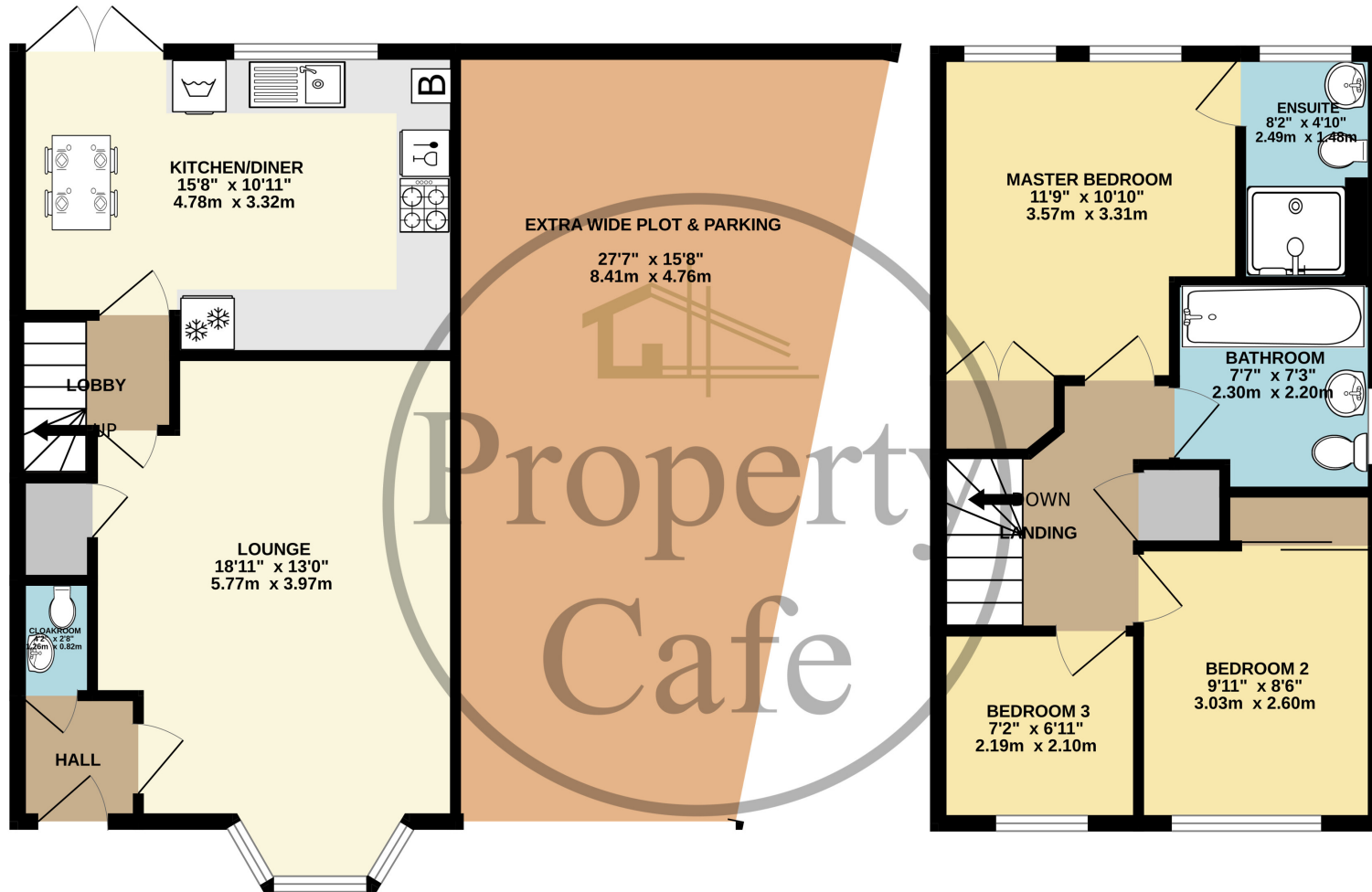


***** **BUYERS INCENTIVES AVAILABLE WITH THIS HOME** ***** The Property Cafe is delighted to offer for sale this recently constructed, immaculate **Modern Three Bedroom Semi-Detached Family Home** With Additional Size Plot. The property is situated in a quiet & peaceful cul-de-sac within the popular Rosewood Park Development. Accommodation & Benefits to note include: An immaculate inner entrance hall, ground floor cloakroom/WC, a spacious & well presented West facing lounge, a full width kitchen-diner with the kitchen offering ample work tops & storage space with built in appliances & the family dining area offering ample space to relax and entertain with patio doors out to the garden. On the first floor you will find a pleasant landing area with ample storage & loft access, three good size family bedrooms with the master bedroom having an modern en-suite shower room and a modern fitted family bathroom/WC. Further benefits include highly efficient gas fired central heating, double glazing throughout, fitted blinds & curtain rails to remain, quality fitted carpets & flooring, contemporary light fittings, security lighting & under soffit spot lights. NHBC certificate & guarantee's, off road parking for a couple of vehicles, an a much larger plot size & wider area of garden to the rear offering excellent potential to extend and as will note the property is situated in a quiet location with open woodland frontage. **For additional details or to arrange to view please call our Bexhill Sales Team on 01424 224488**



GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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The property is situated within walking distance to 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.

• BUYERS INCENTIVES AVAILABLE WITH THIS PROPERTY:

- Modern Three Bed Family Home
- West Facing Lounge With Bay Window
- Modern Full Width Kitchen-Diner
- Master Bedroom With En-Suite
- Modern Family Bathroom & G.Floor W/C
- Extra Size Plot With Potential & Scope
 - Central Heated & Double Glazed
- Off Road Parking For x2 Cars (Further Scope)

- Sought After Rosewood Park Development
- Built By David Wilson (Award Winning Developers)
 - Pleasant Area Of Front Garden
 - An Immaculate Property Throughout
 - Quality Carpets & Floor Coverings
- Additional Fixtures & Fittings Negotiable
 - Fitted with Security & Soffit Lighting
- Quiet Cul-De-Sac With Woodland Frontage
 - New Build NHBC Guarantees