



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

34 Gracelands Drive, Bexhill-on-Sea, East Sussex TN39
£420,000 ^{4FZ}  3 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

This modern detached house occupies a private position with a leafy outlook and a south-facing garden.

Located in the popular Rosewood Park development, just a mile from the amenities of Little Common Village, this home combines contemporary style with practical living. The accommodation features a welcoming entrance hall leading to an impressive dual-aspect kitchen/diner, complete with matching wall and base units, an integrated double oven and gas hob, space for additional appliances, and direct access to the rear garden. A utility room with space and plumbing for appliances, a cloakroom, and a bright dual-aspect living room complete the ground floor.

On the first floor, the property offers a master bedroom with en-suite shower room, two further bedrooms, a family bathroom, and a large storage cupboard. Additional benefits include off-road parking and the remainder of the NHBC warranty.

Early viewings are highly recommended to fully appreciate this home and its superb location.

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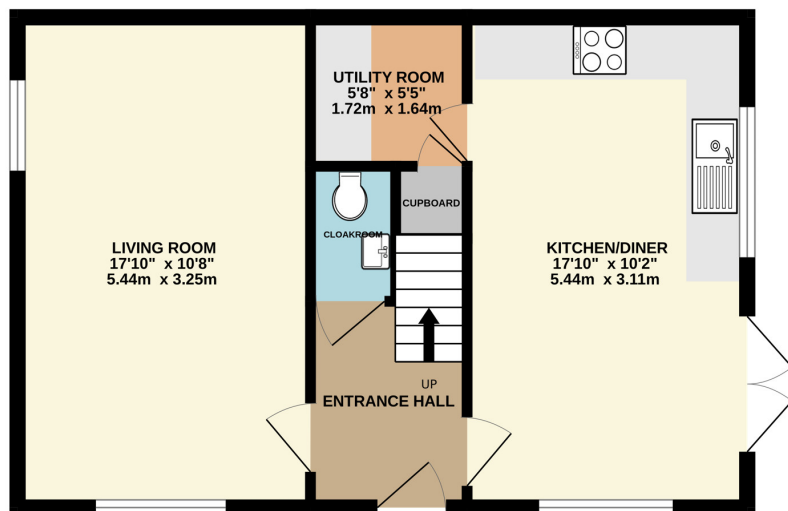


Key Features:

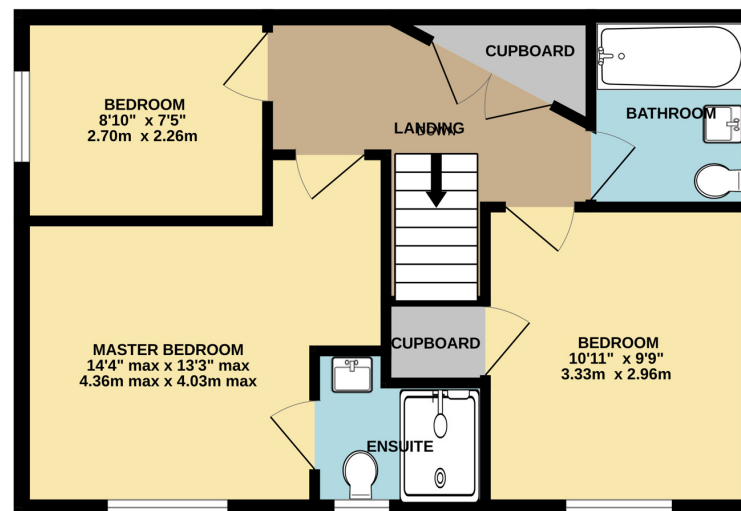
- Modern Detached House
- Private Setting With A Leafy Outlook
- South Facing Rear Garden
- Two Bathrooms
- Built in 2022
- Remainder of NHBC
- Three Bedrooms
- Kitchen/Diner & Separate Utility Room


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GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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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		

Exterior

The property offers off-road parking for two vehicles and a south-facing rear garden, laid to lawn with landscaping. The outdoor space features a patio area ideal for alfresco dining, a garden shed, and a variety of plants and shrubs, creating a private and inviting setting.

Location

Situated on the outskirts of the highly sought-after village of Little Common, the area offers a variety of independently owned 'day-to-day' shops, a doctors' surgery, a dentist, and a Tesco Express. Regular bus services connect to Bexhill, Hastings, and Eastbourne, while Cooden Beach train station is just 1.7 miles away, providing convenient links to Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. Families will appreciate that the nearby Little Common Primary School is currently rated 'Outstanding' in its latest Ofsted report.

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