



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£465,000** 12 Byworth Close, Bexhill-on-Sea TN39 4NX  
🛏️ 3 Bedroom 🚿 2 Bathroom 🛋️ 3 Reception







## AT A GLANCE...

This immaculate detached house is available for sale through Bexhill Estates. In a quiet cul-de-sac just 0.8 miles from the desirable village of Little Common, the house offers very well-kept accommodation including an entrance hall with double doors opening into the lounge featuring an inset fire and an opening into the dining room. Views of the rear garden can be enjoyed from the conservatory, accessible from the dining room. The modern fitted kitchen features a range of matching wall units and base units with quartz work surfaces. Integrated appliances include a dishwasher, fridge/freezer and a Rangemaster cooker. A utility area with matching units complements the kitchen, with an integrated washing machine, and a door out to the rear garden. Three bedrooms with fitted wardrobes are located on the first floor. The master bedroom boasts walk-in wardrobes and a contemporary en-suite bathroom. A modern shower room is also provided on the first floor, as well as an insulated and part-boarded loft.



### Key Features:

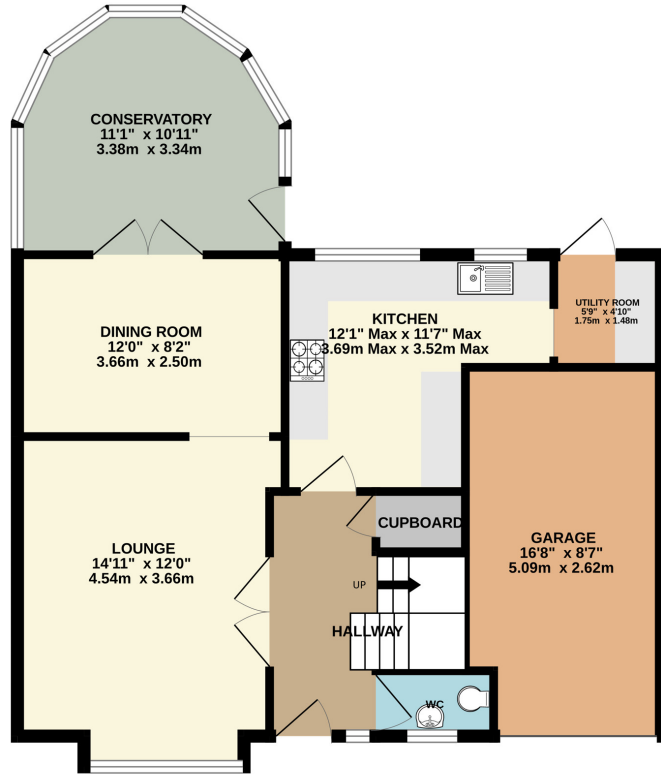
- Immaculate Detached House
- Two Bathrooms
- West Facing Rear Garden
- Quiet Cul-De-Sac In Little Common
- Three Reception Rooms
- Modern Fitted Kitchen & Utility Room
- Off Road Parking & Garage
- Gas Central Heating & Double Glazing

12 Byworth Close, Bexhill-on-Sea, East Sussex, TN394NX

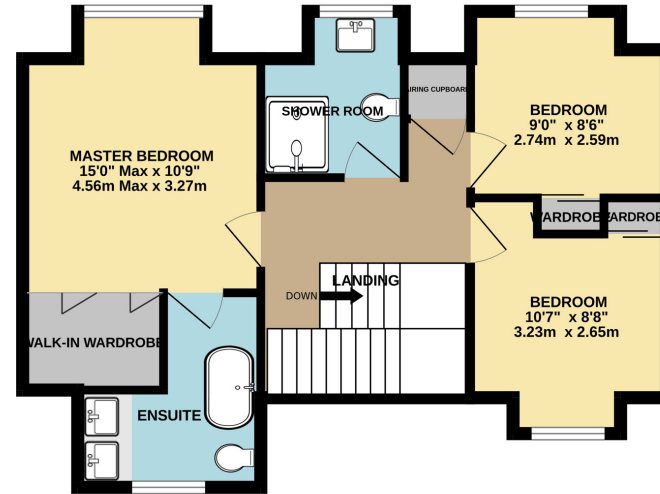
 3 Bedroom  2 Bathroom  3 Reception

  
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GROUND FLOOR  
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Outside -

The front of the property has a small low-maintenance garden and a driveway with off-road parking for one vehicle. Access is available to the garage via an up & over door where you will find power, light & water. The rear garden is west-facing and predominantly laid to lawn. There is a selection of well-established plantings and shrubs together with a summerhouse and patio area, ideal for alfresco dining.

### Location -

Situated in the sought-after area of Little Common, offering a range of independently owned shops, Doctors surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.6 miles away with regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. The closest Primary School is Little Common Primary School currently rated as 'Outstanding' on the latest Ofsted report and Bexhill Academy Secondary School is just 1.6 miles away currently rated as 'Good' on the latest Ofsted report.

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