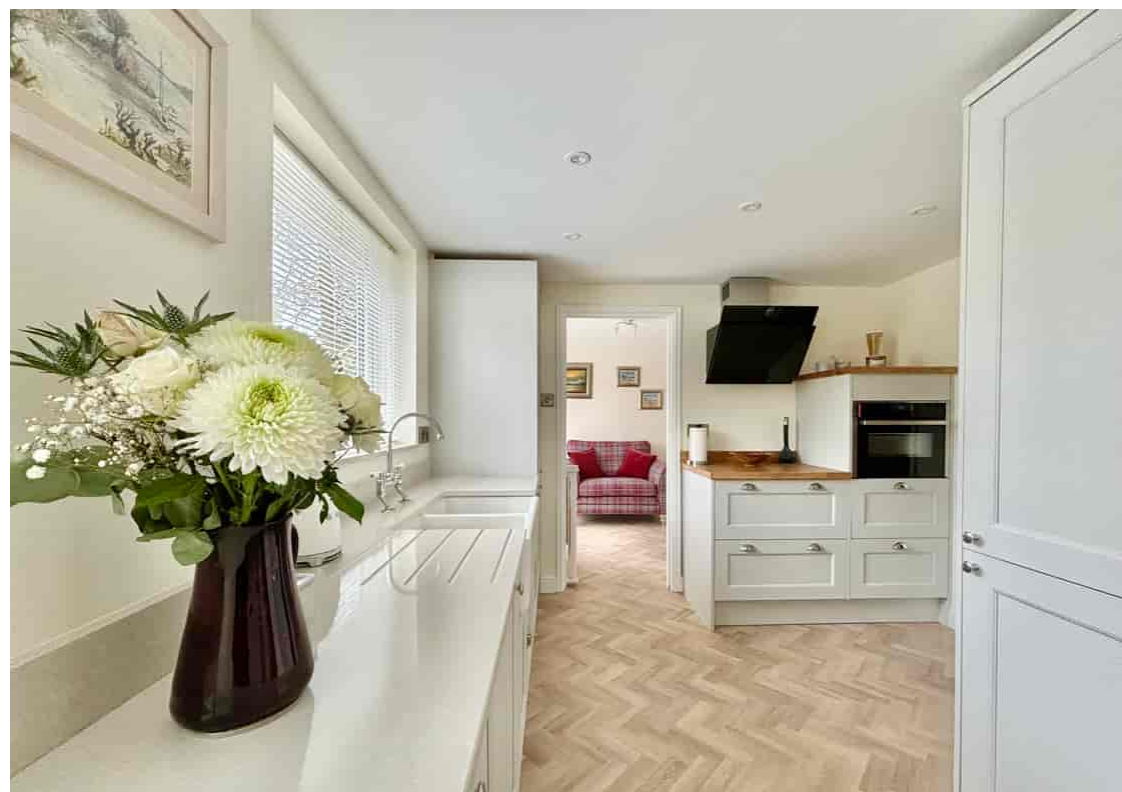




10 Deerswood Lane, Bexhill-on-Sea, East Sussex, TN39 4LT  
Immaculate Three Bedroom Detached Family Home In A Sought After Residential Location £445,000



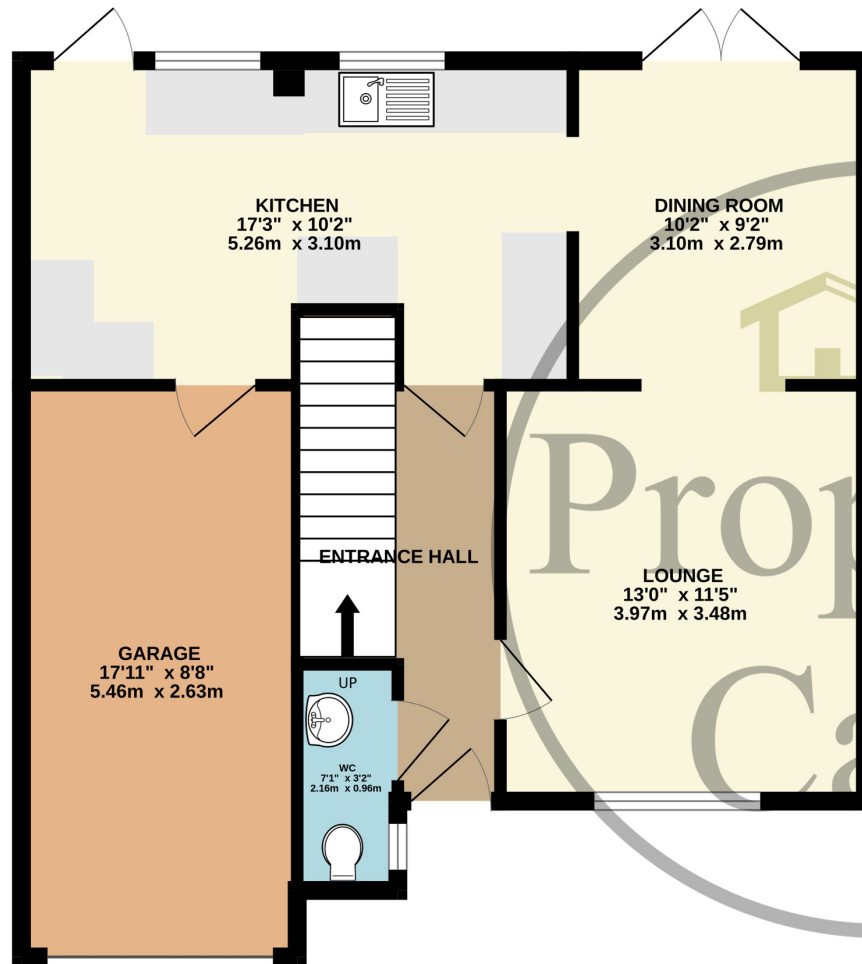


Property Cafe are delighted to present to the market this immaculately presented three bedroom detached house situated in a very sought after residential position of West Bexhill. Accommodation and benefits include; Entrance hall with access to a ground floor WC and a substantial under stair storage area; Spacious lounge with ample space to relax and entertain; Separate dining room boasting french doors leading onto the garden; Modern fitted kitchen finished to an exceptionally high standard offering plenty of cupboards, worktop space and breakfast bar. The 1st floor consists of three well proportioned bedrooms in neutral colour schemes and a modern fitted shower room comprising of double walk-in shower cubicle, wash basin, WC; Storage space via a large landing cupboard and loft which is mostly boarded. Externally this house boasts a private south facing and landscaped rear garden with outside tap, light & side access; Single garage with power and off-road parking. The property is offered for sale having been extensively renovated to a high standard including Amtico flooring throughout the majority of the ground floor . We recommend you view at your earliest convenience.

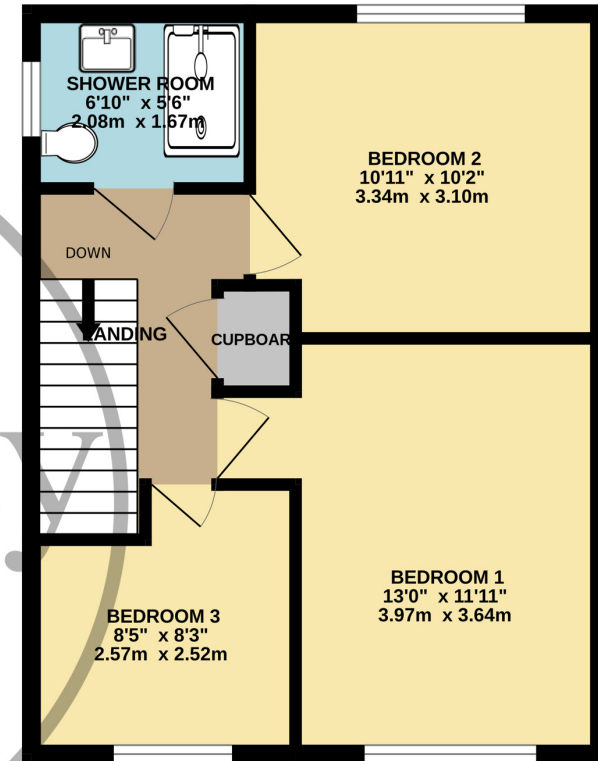
The property is situated in the highly sought-after Broad Oak Park area of West Bexhill and well known to be one of the quietest residential areas within our town. Broad Oak Park itself is just a few minutes' walk away. The property offers easy access to both Little Common Village & Bexhill Town Centre that both offer 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 are regular bus services to Eastbourne and Hastings. Collington train station is only a short distance away providing direct routes in to Gatwick & central London and the new Link Road provides an easy route to the A21 & Conquest Hospital.



**GROUND FLOOR**  
663 sq.ft. (61.6 sq.m.) approx.



**1ST FLOOR**  
412 sq.ft. (38.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. 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 that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Three Bedroom Detached Family Home For Sale
- Immaculately Presented Throughout Following Extensive Refurbishment To A High Spec
- Spacious Lounge & Separate Dining Room
  - Modern Fitted & Extended Kitchen
  - Three Well Proportioned Bedrooms
- Modern Fitted Shower Room
- Single Garage & Off-Road Parking
- South Facing & Private Landscaped Garden
- Sought After Residential Location
- Viewing Highly Recommended

[www.propertycafe.co](http://www.propertycafe.co)



01424 224488