



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

Tel : 01424 233330

**£400,000** 1a Roundacres Way, Bexhill-on-Sea TN40 2QE  
Offers over  3 Bedroom  2 Bathroom  2 Reception







## AT A GLANCE...

Just 16 years old, this immaculate detached house features well-proportioned accommodation and a south-facing rear garden with a log cabin. Being positioned within walking distance of reputable schools for all ages, the house offers accommodation which includes; An inviting entrance hall leads into a spacious dual aspect lounge with sliding doors to the rear garden and an inset media wall with feature lighting and an electric fire effect. A newly installed dishwasher and washing machine, a fridge/freezer and range cooker are all part of the fitted kitchen/breakfast room. The kitchen has access to the side of the property and opens into the separate dining room. There are three good-sized double bedrooms and a bathroom on the first floor. The master bedroom has an en-suite shower room and bedroom two has a walk-in wardrobe. Furthermore, the house has a fully insulated loft space, double glazing and gas central heating via a recently serviced combination boiler.

1a Roundacres Way, Bexhill-on-Sea, East Sussex, TN40 2QE

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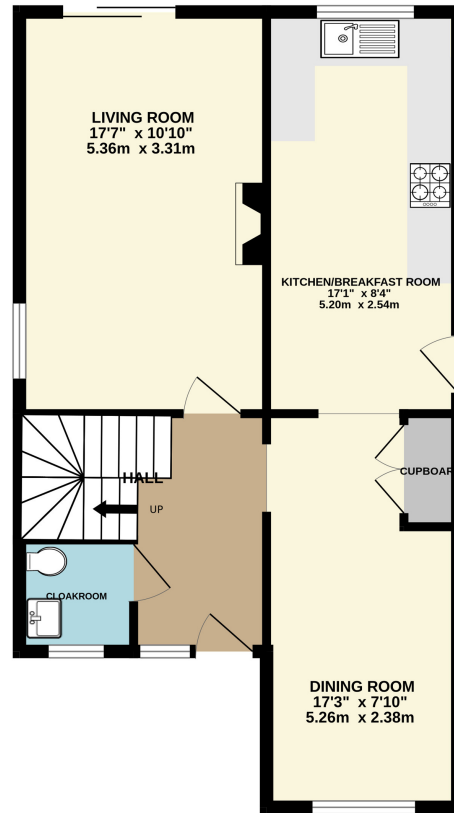


### Key Features:

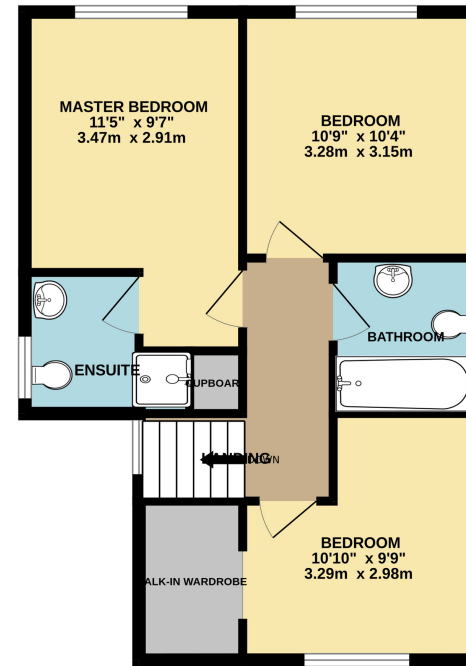
- Modern Detached House
- Fitted Kitchen/Breakfast Room
- Three Double Bedrooms
- Close To Well-Regarded Schools For All Ages
- Two Spacious Reception Rooms
- South Facing Garden With Log Cabin
- Two Bathrooms
- Off Road Parking

  
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GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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+)	77	88
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(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		

### Exterior

Off road parking is provided at the front of the property, as well as gated access to the rear. The rear garden is south-facing and predominantly laid to lawn with a patio area ideal for alfresco dining. There is a large log cabin in the garden with a garden store attached.

### Location

The property is situated within close proximity to bus routes into Bexhill, Hastings and Eastbourne. Ravenside retail park and the beach at Glyne Gap are only a mile away and Bexhill seafront and the iconic De La Warr Pavilion are just 1.5 miles away. You will find a local convenience store, a doctor's surgery, pharmacy, primary schools, secondary schools and the Ofsted rated 'Outstanding' Bexhill College a short distance away.

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