



2 Rohan Place, Bexhill On sea, East Sussex, TN40 2FZ
A NEWLY BUILT 3 BED MID-TERRACE ECHO HOME ... £365,000





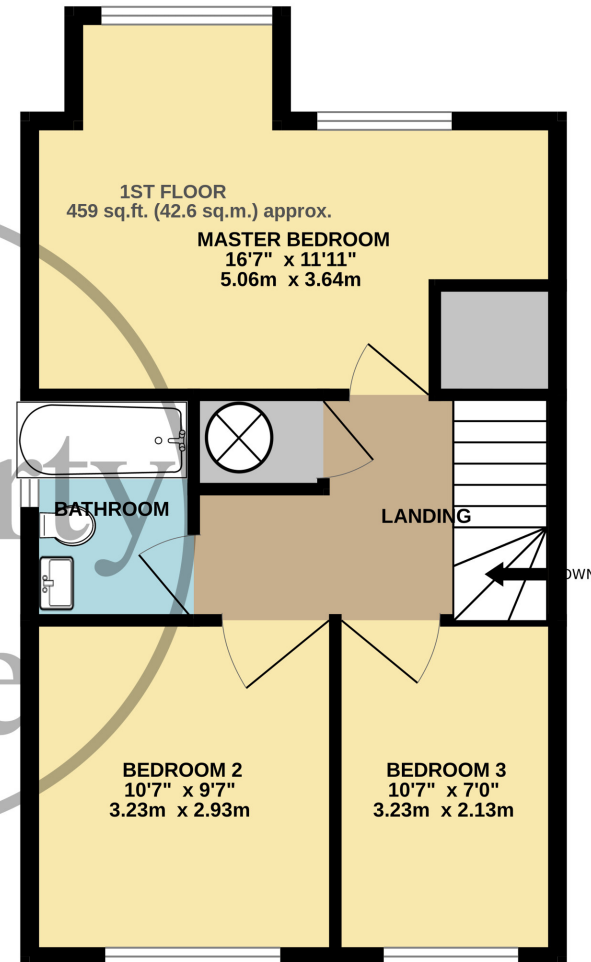
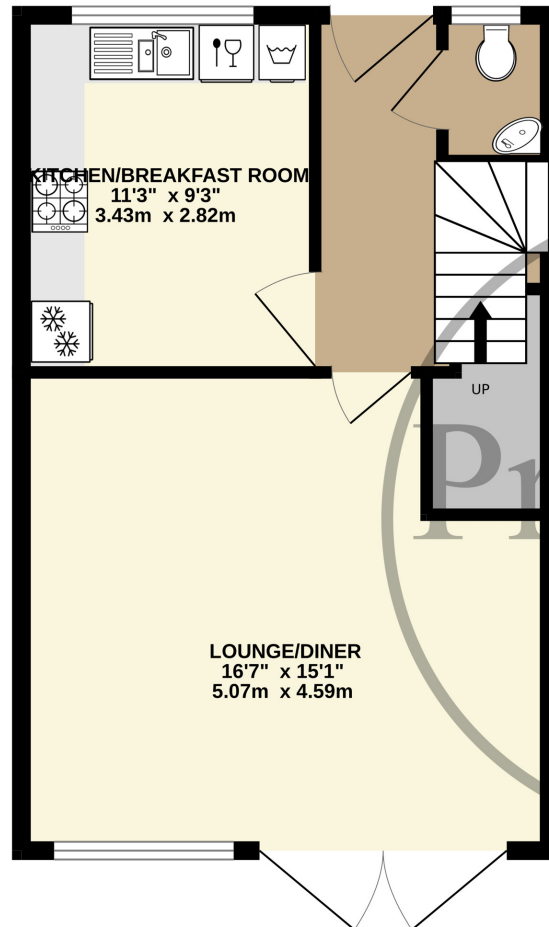
..... BUYERS INCENTIVES AVAILABLE WITH THIS PROPERTY

House No 2: The Property cafe is delighted to offer For Sale this NEWLY BUILT THREE BEDROOM MID-TERRACE TRIPLE A RATED ECHO HOME ** The property is situated in within a quiet & private Cul-De-Sac location & offers benefits & accommodation that include: A covered canopy entrance with double glazed front door that lead into an immaculate inner hall leading to a modern kitchen/breakfast room with integrated appliances including a dishwasher, fridge/freezer, washer/dryer and a dishwasher, a spacious full width family lounge diner with double doors leading to out the rear South facing garden, a ground floor cloakroom & carpeted stairs to the first floor. On the first floor you will find three good size bedrooms and a lovely family bathroom. The property is offered for sale in immaculate condition throughout being presented in a lovely neutral colour scheme. To the side there are x2 allocated parking spaces & to the rear there is a pleasant lawned South-West facing garden.

PLEASE NOTE : This is a 'TRIPLE A RATED ECHO HOME' and benefits from energy & income producing solar panels, a triple A rated air-to-air heat pump, air conditioning throughout, substantially insulated throughout & of course is fully double glazed throughout. The property is being sold with a comprehensive 10 YEAR NEW BUILD WARRANTY. For additional details about this property please contact our Bexhill Sales Team on 01424 224488.



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 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 easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- NEW BUILD: X3 BED MID-TERRACED ECHO HOME
 - Immaculate & Modern Throughout
 - Full Width Family Lounge-Diner
- Modern Well Equipped Kitchen-Diner
 - Spacious Inner Hall & Cloakroom
 - Three Good Size Bedooms
 - Modern & Tiled Family Bathroom
- Triple A Rated Air-Air Heat Pump System
 - Air Conditioned Throughout
- Fitted With Energy Producing Solar Panels

- Two Allocated Parking Spaces
- South East Facing Rear Garden
 - Quiet Cul-De-Sac Location
- Small Executive Development (x3 Homes)
- Fully D. Glazed & Substantially Insulated
 - 10 Year New Build Warranty
- Pleasant South-West Facing Garden
 - Neutral Decor & Fitted Carpets
- Sold With NO CHAIN & Available Immediately