




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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£460,000 5 Druids Close, Bexhill On Sea, East Sussex TN39 4FY
🛏️ 4 Bedroom 🛁 2 Bathroom 🛋️ 2 Reception



AT A GLANCE...

In a private setting surrounded by greenery, this particularly impressive semi-detached house features a landscaped south-facing rear garden and extensive off-road parking. Throughout the house, you will notice the abundance of natural light and immaculate accommodation, including; a welcoming entrance hall leading to the dual aspect living room with a feature bay window. The impressive dual aspect kitchen/diner spans the rear of the property and features matching wall and base units, fully equipped with integrated appliances. A utility cupboard with space and plumbing for appliances is also available in the kitchen. It also includes double doors to the rear garden and space for a dining table & chairs. A cloakroom and a large storage cupboard can also be found on the ground floor. A spacious master bedroom with fitted wardrobes and an en-suite shower room can be found on the first floor. A family bathroom suite is also located on the first floor and there are three additional good-sized bedrooms. Furthermore, the property benefits from gas central heating, double glazing and low energy bills with an EPC rating B.

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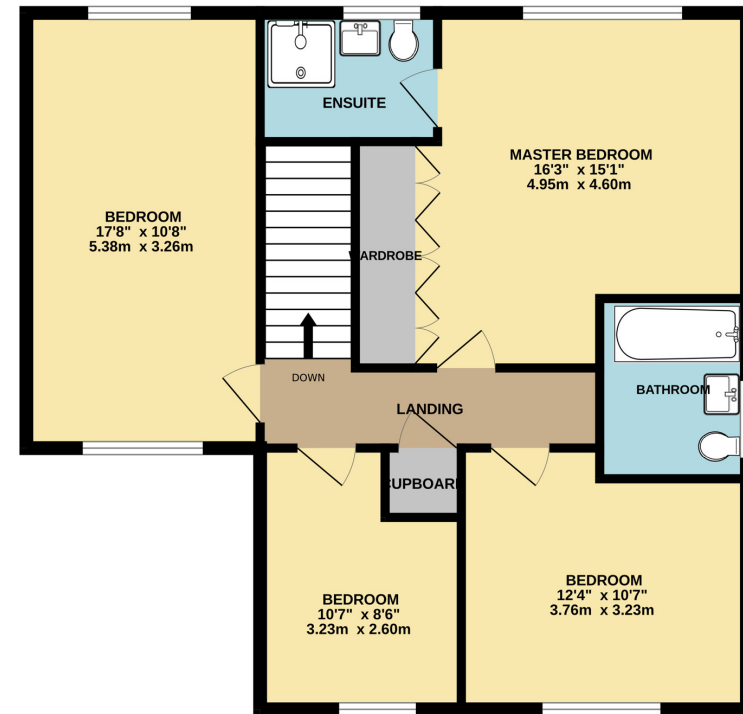
Key Features:

- An Outstanding Newly Built Semi-Detached House
- Two Bathrooms
- Extensive Off Road Parking With Covered Car Port
- Energy Efficiency Rating B
- Four Good Sized Bedrooms
- South Facing Landscaped Rear Garden
- Private Position Surrounded By Greenery
- Immaculate Presentation Throughout

GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 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		93
(81-91) B	84	
(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

There is an enclosed car port to the side of the property where you can comfortably park two vehicles. A further area of parking is available at the front of the property where you can park multiple vehicles if required.

The rear garden is predominately laid to lawn, south-facing and beautifully landscaped. The current owners have carefully designed the garden with a variety of seating areas where you can enjoy alfresco dining. Side access is available to the front of the property, there is a garden shed and established borders.

Location

Situated on the outskirts of the sought-after Village of Little Common, offering a range of independently owned 'Day-to-Day' 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 1.7 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.

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