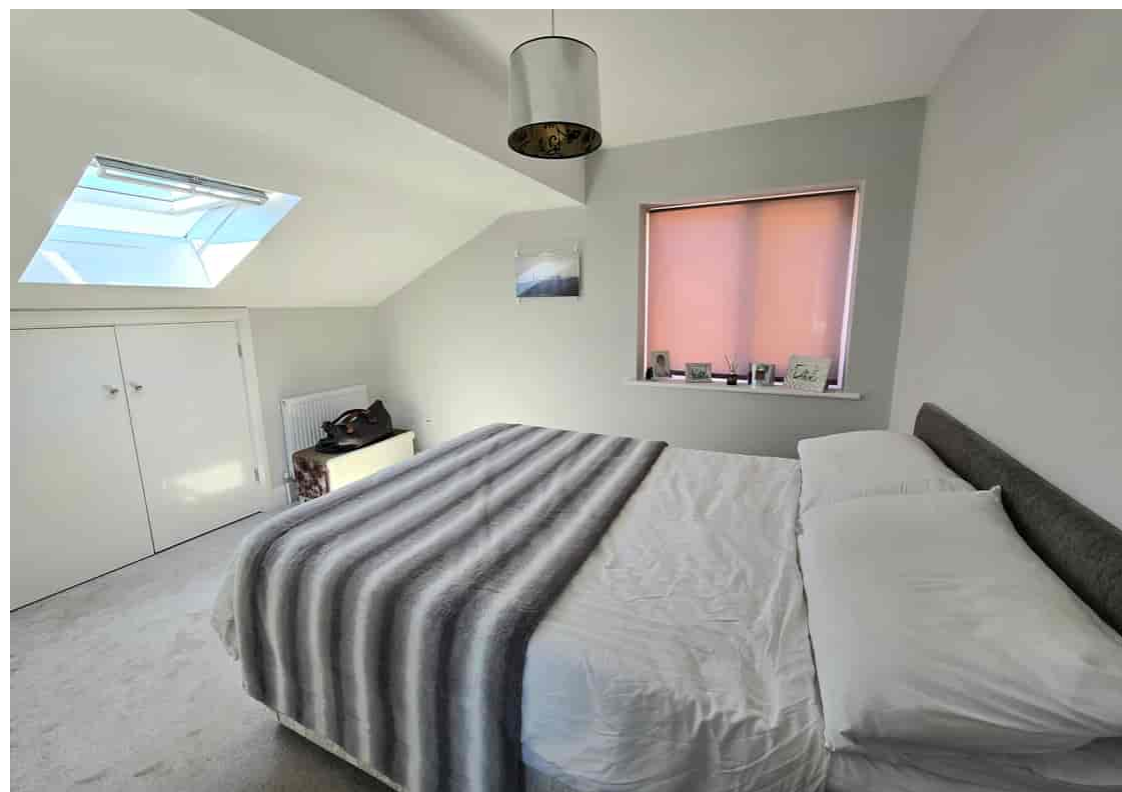




1 Canada Way, Bexhill-on-Sea, East Sussex, TN39 4FL

An Immaculate Three Bed Family Home With South Facing Garden £369,950 - Freehold

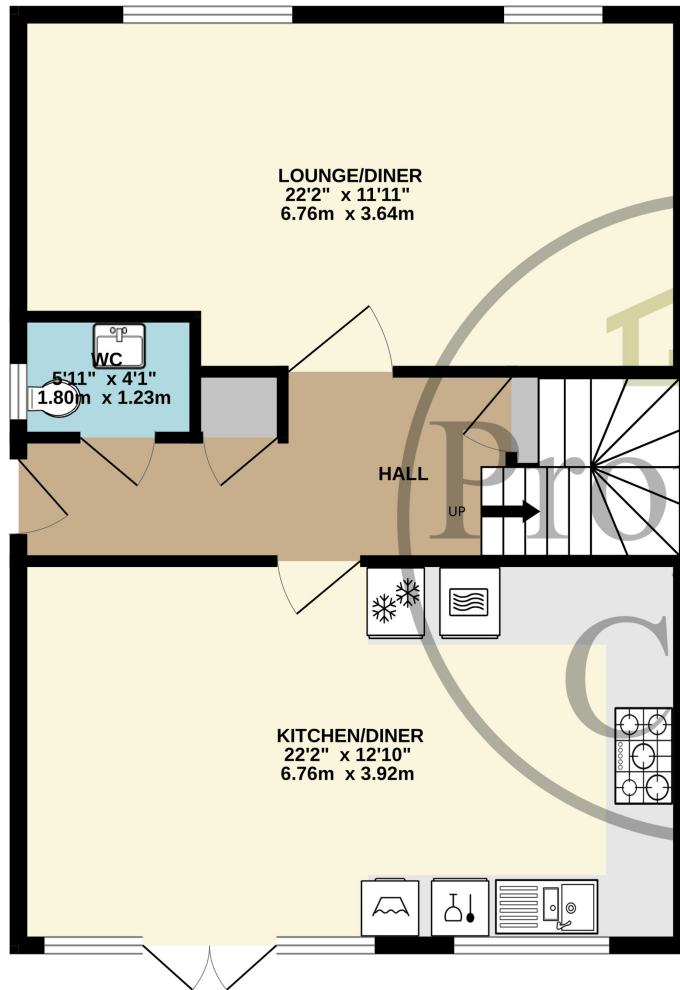




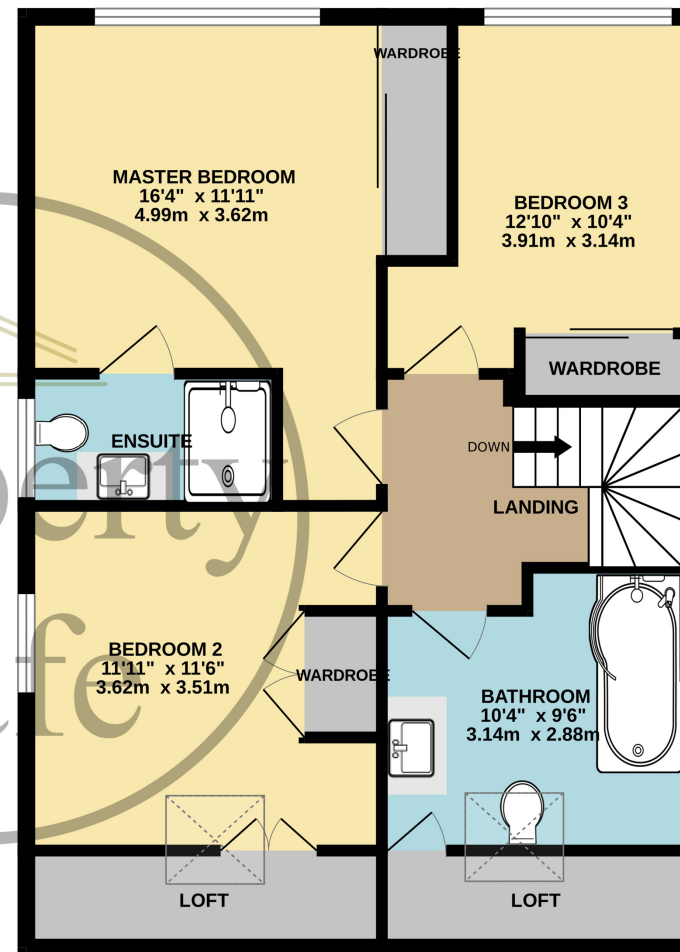
A Modern Detached Family Home * Three Good Size Family Bedrooms * Modern South Facing Kitchen-Diner * Full Width Lounge-Diner * Ample Space To Relax & Entertain *'Master Bedroom With En-Suite Shower *'Highly Efficient Central Heating Boiler Double Glazed Throughout * Ground Floor W.C * Pleasant Neutral Decor Throughout *'Lovely South Facing Garden With Patio * Central Lawn * Side Access & Timber Shed * Block Paved Drive With Ample Parking For Two Cars * A Modern Home With Ample Storage Low Maintenance Front Garden An Efficient & Well Presented Family Home * Realistically Priced To Sell * Internal Viewing Highly Recommended *'Please Call Our Bexhill Team 01424 224488.



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.




TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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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Bedrooms: 3
Receptions: 2
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Driveway.
Heating Sources: Central. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (79)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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The property is situated within the quiet outskirts of Bexhill Town and offers easy access to both Sidley village & Bexhill itself that 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. The new link road is also nearby allowing easy access to The Conquest Hospital & the A21. There are regular bus services available close by with services to the Town centre, Eastbourne. Hastings and both Collington & Bexhill Mainline stations provide excellent direct train services to Gatwick, Ashford International & of course Central London.

- Spacious & Modern Detached Family Home
 - Three Good Size Family Bedrooms
 - Modern South Facing Kitchen-Diner
 - Full Width Lounge-Diner
 - Master Bedroom With En-Suite Shower
 - Highly Efficient Central Heating Boiler
 - Double Glazed & Central Heated
 - Spacious Hall & Ground Floor W.C
 - Pleasant Neutral Decor Throughout

- Lovely South Facing Garden
- Patio & Lawn with Timber Shed
- Block Paved Drive (Parking x2 Cars)
- A Modern Home With Ample Storage
 - Low Maintenance Front Garden
- An Efficient & Well Presented Family Home
 - Realistically Priced To Sell
- Internal Viewing Highly Recommended
- Please Call Our Bexhill Team 01424 224488