




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£550,000 Kites Nest Walk, Bexhill-on-Sea TN39 4JX
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 3 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this modern detached house. Located within a gated development in Little Common, west Bexhill, the property offers a versatile living arrangement that includes; A spacious reception hall with double doors opening into the triple aspect lounge/diner featuring doors out to the rear garden and a feature electric fireplace. Double doors from the lounge open into the kitchen/diner with a range of matching wall units and base units finished with laminate work surfaces. Integrated appliances include a dishwasher, fridge/freezer and a freestanding range-style cooker. The utility room is adjacent to the kitchen and has space for appliances and a door to the garden. In addition, the ground floor offers a cloakroom, a dining room and a further reception room. On the first floor, you will find the master bedroom with built-in wardrobes and an en-suite shower room. There are three further bedrooms, a four-piece bathroom suite and a large airing cupboard. Furthermore, the property benefits from gas central heating and double glazing.



Kites Nest Walk, Bexhill-on-Sea, East
Sussex, TN39 4JX

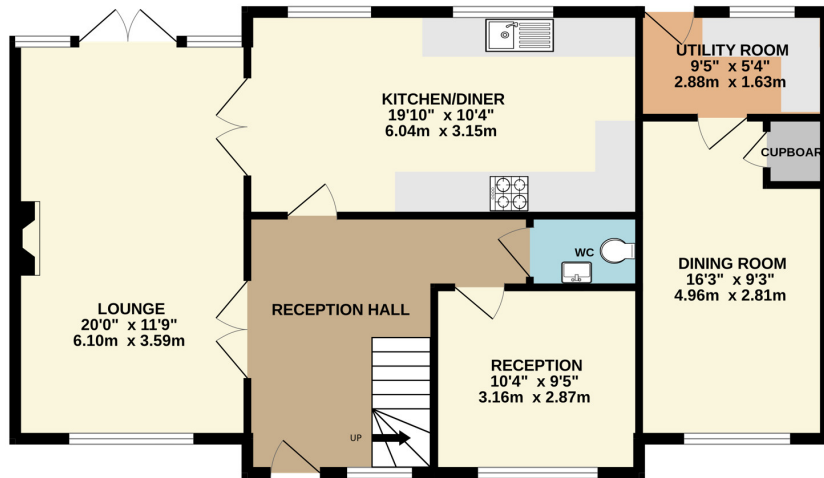
 4 Bedroom  2 Bathroom  3 Reception

Key Features:

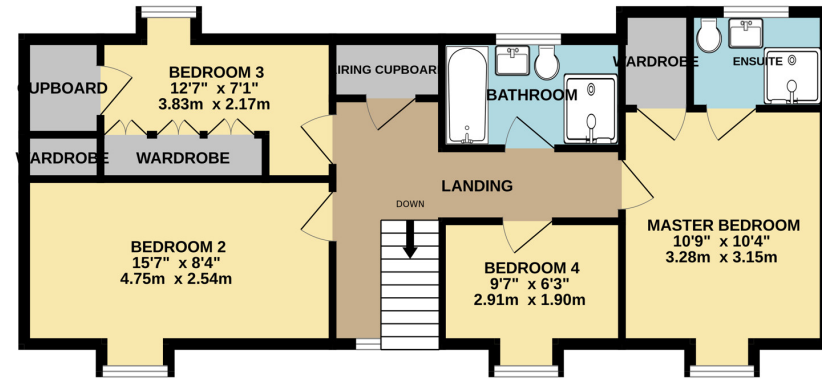
- Detached House In A Gated Development
- Four Bedrooms
- South Facing Rear Garden
- Modern Fixtures & Fittings Throughout
- No onward chain
- Three Reception Rooms
- Two Bathrooms
- Off-Road Parking
- Little Common Location


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GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Outside

The front of the property has a small front garden with a variety of well-established plantings, together with a block-paved driveway and gated side access to the rear. The rear garden is south-facing and predominantly laid to lawn. There is a selection of mature shrubs and plantings, with a garden shed to the side and a water supply.

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, just 1 mile 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.

From the property itself, you will find many public twittens offering scenic countryside walks.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(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	

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