



12 Furnells Way, Bexhill-on-Sea, East Sussex, TN40 2FA

Stunning Two Bedroom Coach-House With Garden & Off-Road Parking £240,000 - Freehold





Guide Price: £240,000 - £250,000

Property Cafe are delighted to present to the market this immaculately presented two bedroom coach-house for sale with an area of private garden & two allocated parking spaces. Accommodation and benefits include; A private entrance with inner lobby area and stairs leading to the remainder of the property; Spacious lounge/kitchen offering a great space to relax & entertain, the kitchen benefiting from ample cupboard & worktop space in addition to an integrated electric oven & gas hob, there is also room for freestanding white goods; Two well proportioned double bedrooms; Modern fitted bathroom comprising of bath & overhead shower, wash basin and WC. Externally this home boasts an area of private garden and two allocated parking spaces. The property is offered for sale in excellent decorative order throughout, gas central heated, double glazed and freehold. We recommend you view at your earliest convenience.

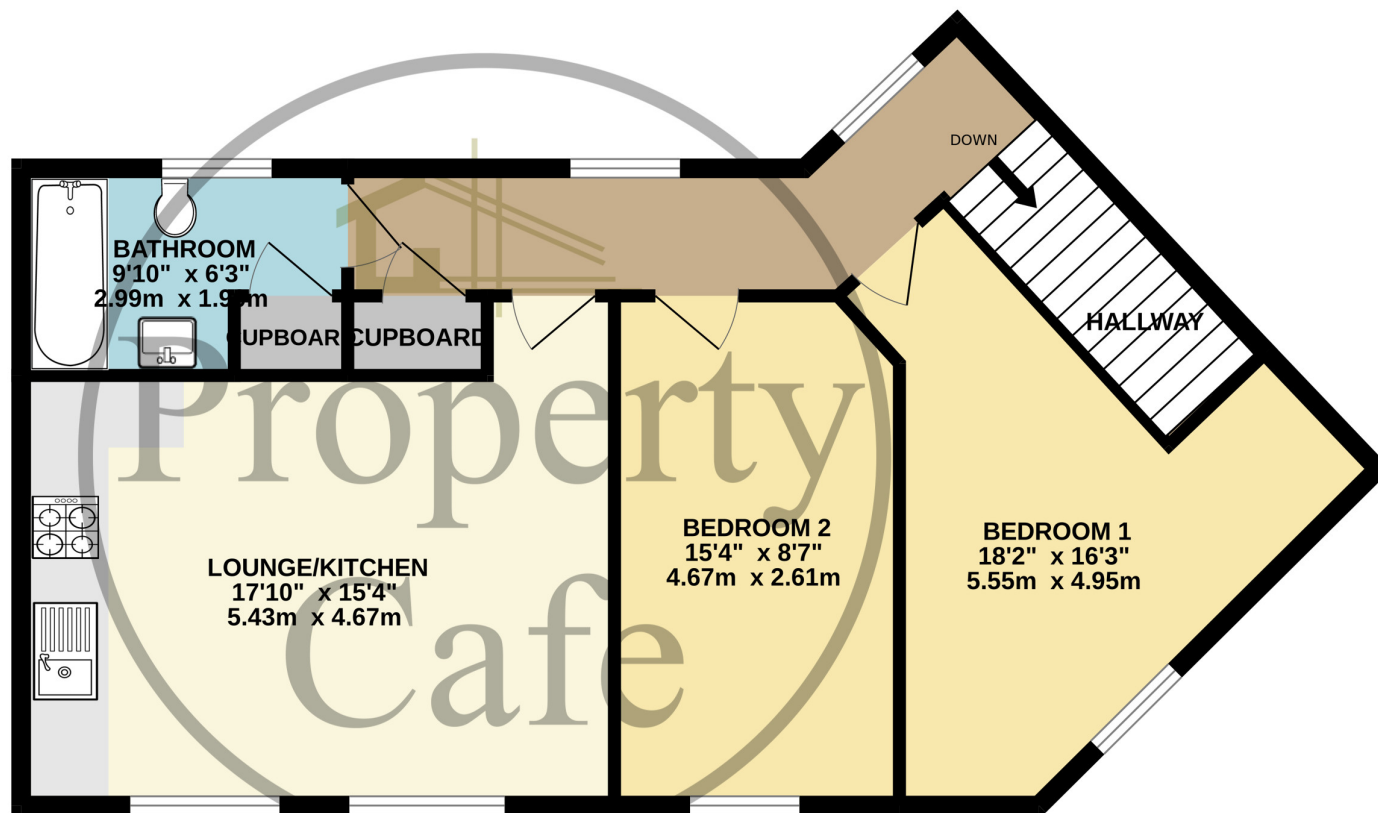
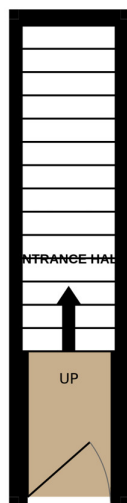
The property is situated in a very popular residential area within Bexhill known as 'Pebsham'. Positioned very conveniently for easy access to Ravenside Retail Park, Bexhill college, Local primary & secondary schools and the new 'Link Road' connecting Bexhill, St Leonards & Hastings significantly improving travel time to the A21 & conquest hospital. There are regular bus stops close by with services to Eastbourne & Hastings and mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

Service charge for management of road and common green areas - £120.54 per quarter.



GROUND FLOOR
44 sq.ft. (4.1 sq.m.) approx.

1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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: 2
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: Allocated. Communal.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: B (82)
Annual Service Charge: 482
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	82	
(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	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Guide Price: £240,000 - £250,000
- Immaculate Two Bedroom Coach House For Sale
 - Open Plan Lounge/Kitchen
 - Two Well Proportioned Bedrooms
 - Modern Fitted Bathroom
 - Two Allocated Off-Road Parking Spaces
- Small Area of Private Garden
 - Freehold
- Stunning Presentation & Modern Decor Throughout
 - Sought After Residential Location
 - Viewing Highly Recommended