

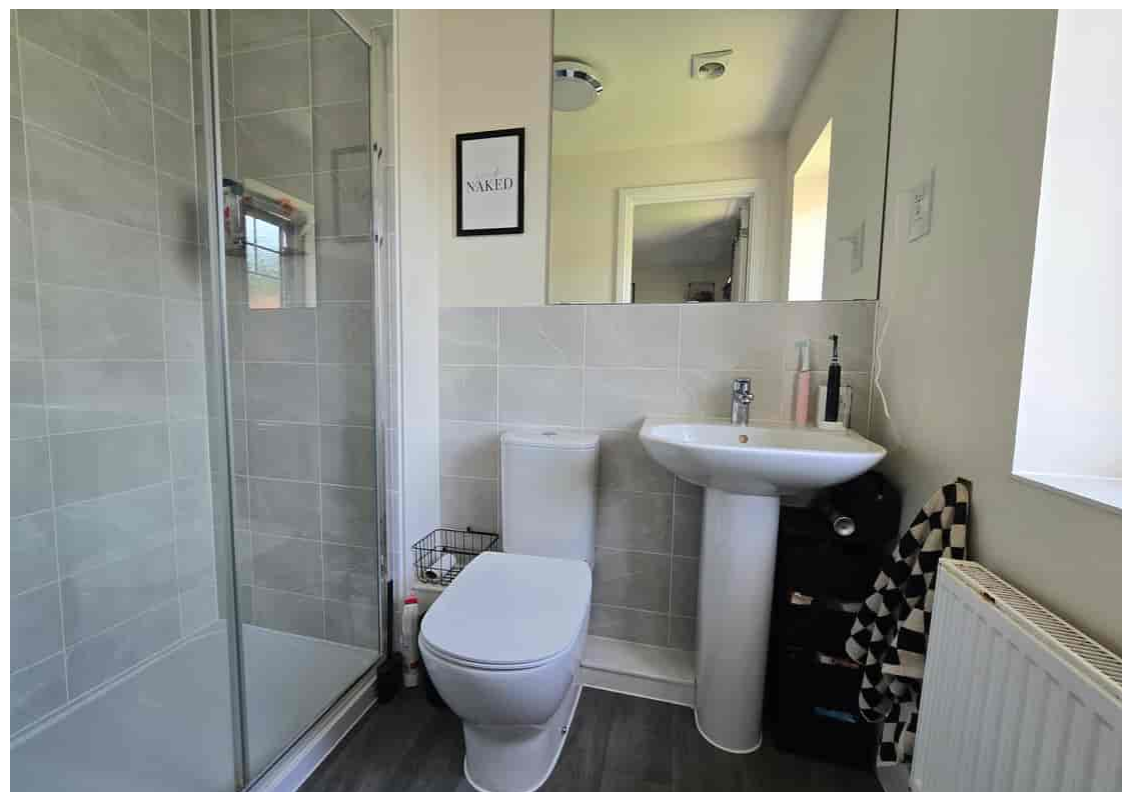


9 Pelton Close, Bexhill-on-Sea, East Sussex, TN39 4GG

An Immaculate Three Bed Semi-Detached Family Home Situated In Sought After & Peaceful Location

£389,950 - Freehold



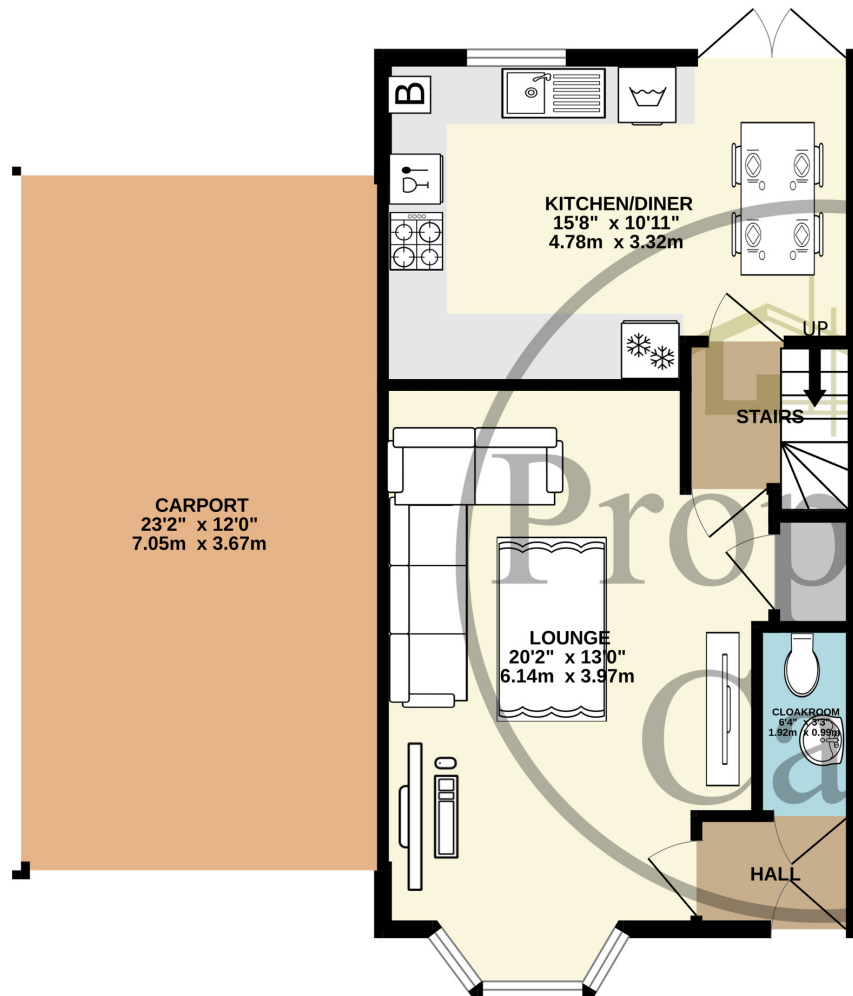




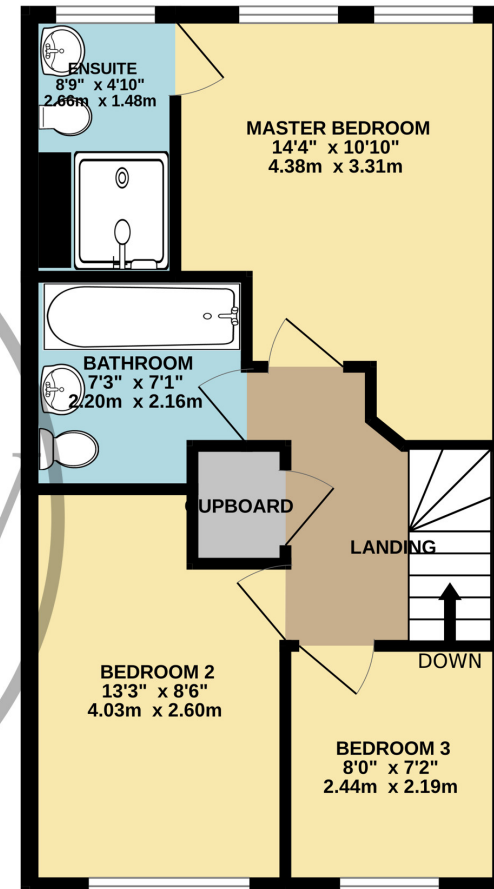
A Modern Newly Built & Immaculately Presented Three Bed Semi-Detached Family Home \* Situated In A Sought After & Peaceful Location \* Immaculately Decorated Throughout In A Neutral Colour Scheme \* Master Bedroom (With En-Suite) \* Three Good Size Double Bedrooms \* Modern Family Bathroom \* Ground Floor Cloakroom W.C \* Lovely South Facing Lounge With Bay Window \* Modern Fitted Kitchen-Diner With Patio Doors Out To A Large Rear Garden That Is Mostly Laid To Lawn\* A Covered Car Parking Area (x2 Cars) \* A Lovely Peaceful Cul-De- Sac Location (Opposite Protected Woodlands) \* A Highly Efficient Central Heating System & Double Glazed Throughout \* Existing New Build Guarantees \* An Immaculate Family Home \* Close To Little Common Village \* Internal Viewing Highly Recommended \* Call Our Bexhill Team on 01424 224488.



**GROUND FLOOR**  
744 sq.ft. (69.1 sq.m.) approx.



**1ST FLOOR**  
451 sq.ft. (41.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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:** 1  
**Council Tax:** Band D  
**Parking Types:** Covered.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** B (84)  
**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+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



A Newly Built Three Bed Semi \* Sought After & Peaceful Location \* Immaculately Decorated Throughout In A Neutral Colour Scheme \* Master Bedroom (With En-Suite) \* Three Good Size Double Bedrooms \* Modern Family Bathroom \* Ground Floor Cloakroom W.C \* Lovely South Facing Lounge With Bay Window \* Modern Fitted Kitchen-Diner \* Large Rear Garden Most Laid To Lawn\* Covered Car Parking (x2 Cars) \* A Lovely Peaceful Cul -De - Sac Location (Opposite Protected Woodlands) \* Highly Efficient Central Heating System & Double Glazed Throughout \* Existing New Build Guarantees \* An Immaculate Family Home \* Internal Viewing Highly Recommended \* Call Our Bexhill Team on 01424 224488





The property is situated within easy access of Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express.

There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- An Immaculate New Build Family Home
    - Three Good Size Family Bedrooms
      - Modern En-Suite Shower Room
  - Pleasant South Facing Lounge With Bay Window
    - Ground Floor Cloakroom W.C
    - Spacious Family Kitchen-Diner
  - Master Bedroom With En-Suite Shower Room
  - Central Heated & Double Glazed Throughout
- Lovely Neutral Decor & Carpets
  - Modern & Well Presented Family Bathroom
  - large Rear Garden (Mostly Laid To Lawn)
    - Covered Parking Area (x2 Cars)
    - Existing New Build Guarantees
  - Lovely Quiet Location Opposite Woodlands
    - Close To Little Common Village
  - Internal Viewing Highly Recommended