



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£465,000** Quebec Close, Bexhill-on-Sea, East Sussex TN39 4HX  
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception







## AT A GLANCE...

An outstanding semi-detached house situated in a private position on a quiet cul-de-sac adjacent Bexhill Downs. The house offers generously sized versatile accommodation with modern fixtures & fittings throughout. The ground floor boasts an open plan feel, the modern fitted kitchen includes a range of matching wall units and base units finished with high quality laminate work surfaces. Integrated appliances include a double oven, gas hob, fridge/freezer, an additional under counter fridge, dishwasher and space for a washing machine. The dining room is adjacent to the kitchen and opens into the dual aspect lounge with a feature picture bay window and fireplace. In addition, the ground floor benefits further from a ground floor bedroom a newly fitted wet room and a conservatory with views over the stunning rear garden. On the first floor you will find three double bedrooms and a modern fitted bathroom suite. Furthermore, the house is gas centrally via a digital combination boiler installed in 2022 and fully double glazed.

\*\* The law requires that we declare to prospective purchasers that the Director of Bexhill Estates is the

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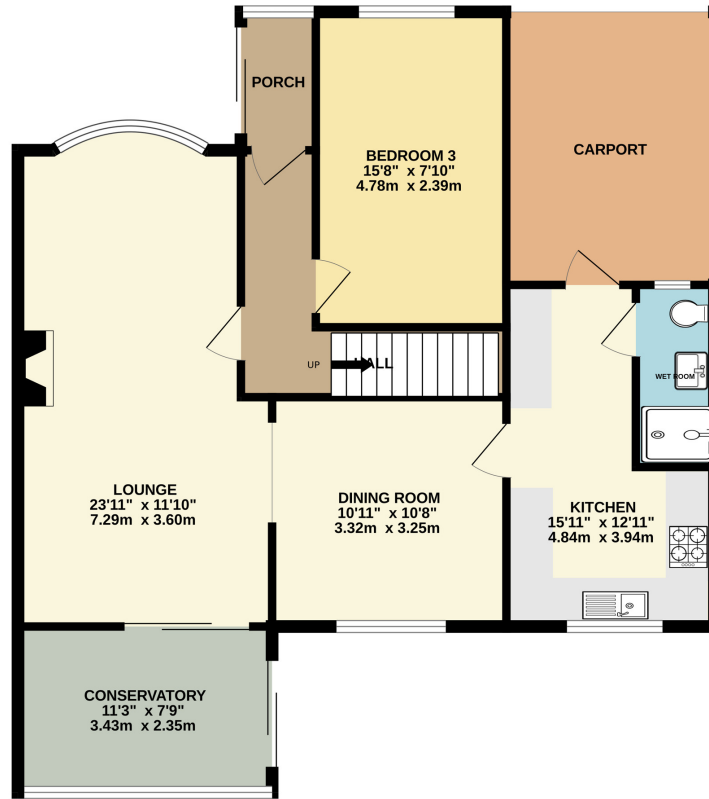
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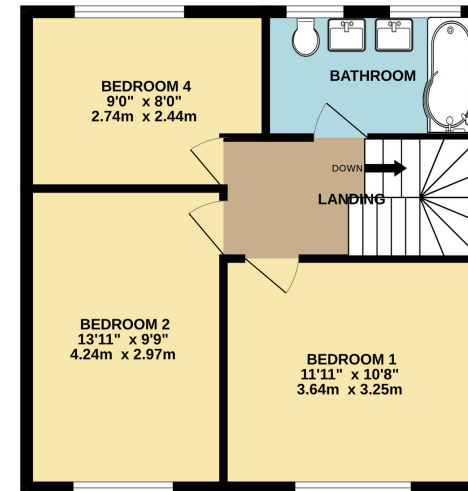
### Key Features:

- Semi Detached House
- Modern Fitted Kitchen
- Modern Fitted Shower Wet Room
- Log Cabin In Rear Garden
- Carport With Parking For Two Vehicles
- Four Bedrooms
- Modern Fitted Family Bathroom
- New Boiler
- Double Glazed & Gas Central Heating

GROUND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.8 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	64	
(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	

### OUTSIDE:-

To the front of the property a covered car port allows off-road parking for two vehicles and gates side access is available to the rear garden. The stunning west facing rear garden is predominantly laid to lawn and well-stocked with mature plants and shrubs. There is various patio areas around the garden ideal for alfresco dining and an impressive fully insulated log cabin fully equipped as a bar and tool shed.

### LOCATION:-

The property is situated in a quiet Cul-De-Sac location adjacent to Bexhill Downs and within close proximity to local Schools & amenities. Bexhill Town Centre & seafront promenades are just under a mile away and Bexhill mainline railway station are just a mile away offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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