



5 Druids Close, Bexhill-on-Sea, East Sussex, TN39 4FY

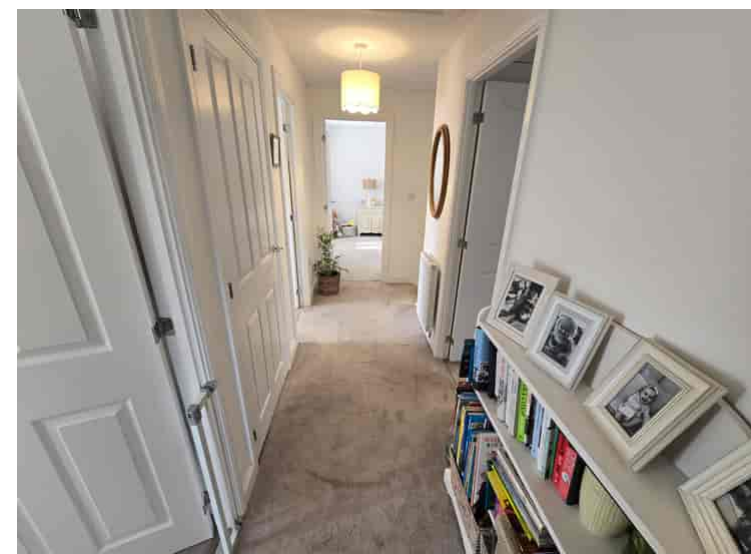
Immaculate Four Bedroom Linked Detached House £475,000 - Freehold





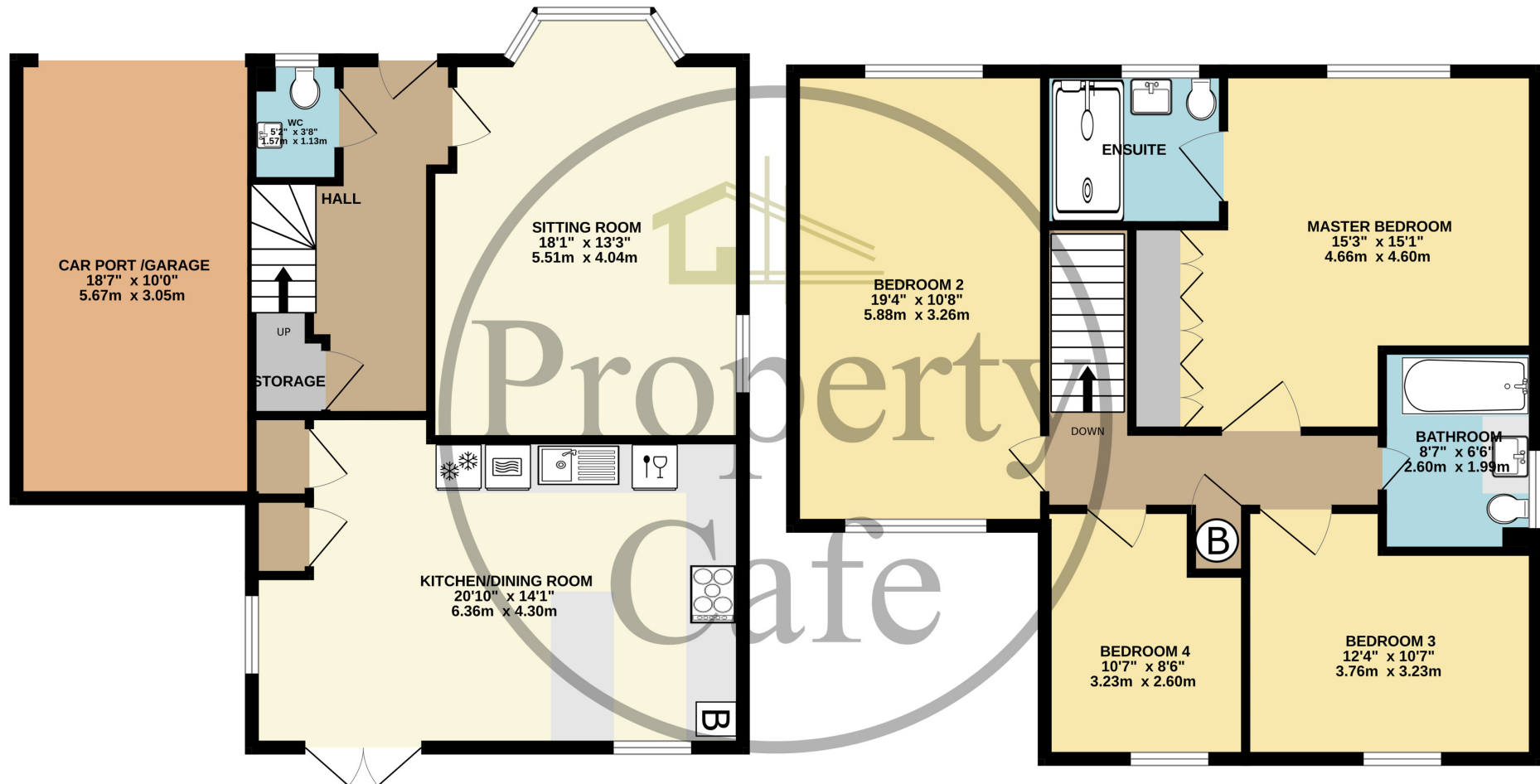
The Property Café Is Delighted To Offer For Sale This Modern & Spacious Four Bedroom Link-Detached Family Home * Situated Within A Short Walk Of Little Common Village *

Accommodation & Benefits Include : Four Good Size Double Bedrooms * A Spacious Dual Aspect Living Room With Bay Window * A Stunning Fully Equipped Kitchen-Diner Offering Ample Space To Relax & Entertain * A Very Spacious Master Bedroom With Ample Storage Space & Modern En-Suite Shower Room * An Immaculate Inner Hall & Landing Area * A Modern Family Bathroom & Ground Floor Cloakroom W,C * **Please Also Note** : This Is A Highly Efficient Family Home With Extremely Low Outgoings & Energy Costs Located In A Quiet Cul-de-Sac Location Opposite A Woodland Copse * To the Front There Is Ample Off Road Parking To With An 'Open' Style Garage To The Side * The Property Offers Gas Central Heated & Double Glazing Throughout * To The Rear There Is A Lovely South Facing Landscaped Rear Garden With Patio Area & Central Lawn * **For Any Additional Information Or To Arrange A Viewing Please Contact Our Bexhill Team On 01424 224488**



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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: 4
Receptions: 2
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: B (84)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(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



Situated Within A Short Walk Of Little Common Village * Accommodation & Benefits Include : Four Good Size Double Bedrooms * A Spacious Dual Aspect Living Room * A Stunning Fully Equipped Full Width Kitchen-Diner Offering Ample Space To Relax & Entertain * A Very Spacious Master Bedroom With En-Suite Shower Room * An Immaculate Inner Hall & Landing Area * A Modern Family Bathroom & Ground Floor Cloakroom W,C * Please Note That This Is A Highly Efficient Home With Extremely Low Outgoings & Energy Costs * Located In A Quiet Cul-de-Sac Location Opposite A Woodland Copse Offering Ample Off Road Parking To The Front * An 'Open' Style Garage * The Property Offers Gas Central Heated & Double Glazing Throughout * To The Rear There Is A Lovely South Facing Landscaped Rear Garden





Agent's Note: There is a communal maintenance fee for the residents of Rosewood Park (details to follow). The property is situated within walking distance to 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.

- Spacious Link-Detached Family Home
 - Four Good Size Double Bedrooms
 - Spacious Dual Aspect Living Room
 - Stunning Full Width Kitchen Diner
 - Master Bedroom With En-Suite
- A Highly Efficient Home (Low Energy Costs)
 - Ample Parking & Open Garage
 - Very Quiet & Peaceful Location
 - Central Heated & D.Glazed
- Quiet & Peaceful Cul De Sac Location
 - Highly Sought After Development
- South Facing Landscaped Rear Garden
 - Immaculate Decoration Throughout
 - Close To Little Common Village
- Immaculate Inner Hall & Landing Area
 - Modern Family Bathroom
 - Ground Floor W.C Cloakroom
 - Viewing Highly Recommended