




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£295,000 12 Daffodil Way, Bexhill-on-Sea TN40 2FX
🛏️ 2 Bedroom 🚿 1 Bathroom 📺 1 Reception
Offers in Region of



AT A GLANCE...

With just under 9 years left on its NHBC, this modern end-of-terrace house is located in a quiet Cul-De-Sac. Located near schools for all ages, the house offers accommodation that includes; An entrance hall opening into the open plan reception room. The modern fitted kitchen features a range of matching wall units and base units with integrated appliances including an oven & hob, a fridge freezer and a washing machine. The kitchen is open plan with the lounge/diner with double doors to the rear garden and a large storage cupboard. The landing leads to two good-sized double bedrooms on the first floor, as well as a modern bathroom. The property includes a ground floor cloakroom, Karndean flooring, gas central heating via a combination boiler, and double glazing.



12 Daffodil Way, Bexhill-on-Sea, East
Sussex, TN40 2FX

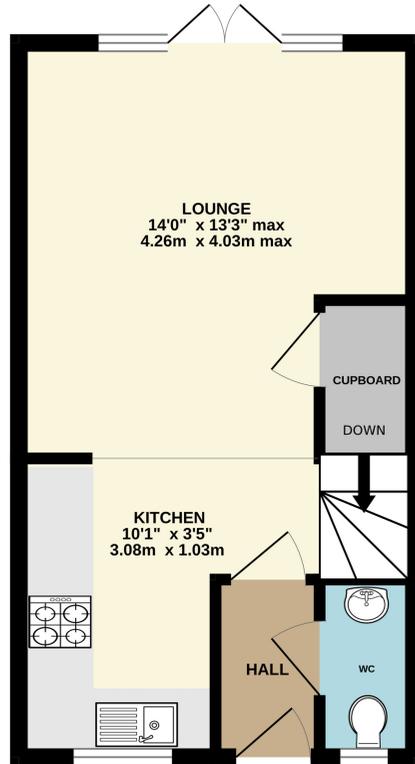
 2 Bedroom  1 Bathroom  1 Reception

Key Features:

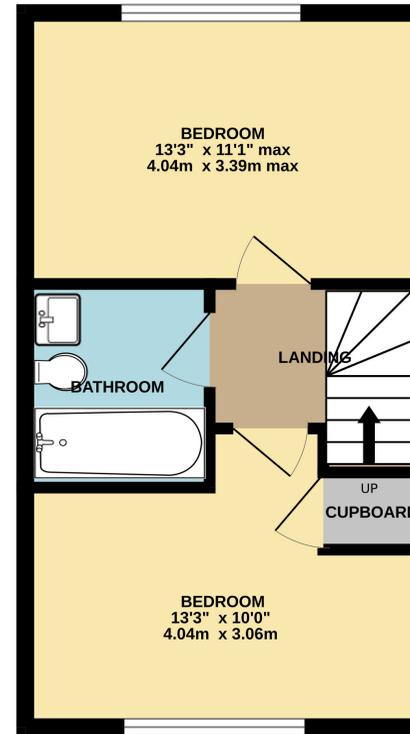
- End Of Terrace House
- 9 Years Remaining NHBC
- Modern Kitchen & Bathroom
- Off Road Parking
- Built October 2023
- Two Large Double Bedrooms
- Quiet Cul-De-Sac Location
- Low Maintenance Garden


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GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C	83	
(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	

Outside

To the front of the property is a block-paved driveway with off-road parking for a vehicle, together with communal visitor parking. The rear garden is low-maintenance and predominately laid to lawn. There is a patio area ideal for alfresco dining, raised flower beds and gated side access to the front of the property.

Location

The property is located in a popular location within walking distance to Schools for all ages. Bexhill Town Centre and seafront promenades are just over a mile away, the mainline train station is also just over a mile away with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The closest secondary School is St Richards Catholic college boasting an 'Outstanding' OFSTED rating together the well-regarded Bexhill 6th form college is close by.

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2 Bedroom 1 Bathroom 1 Reception