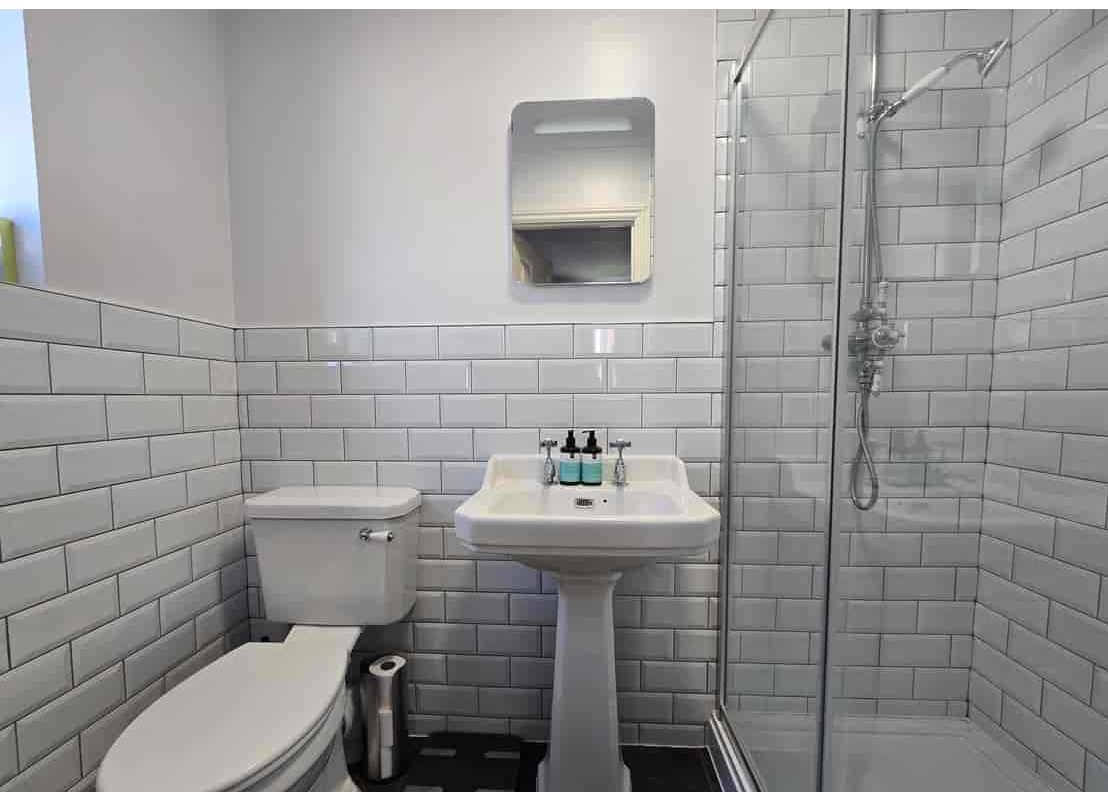




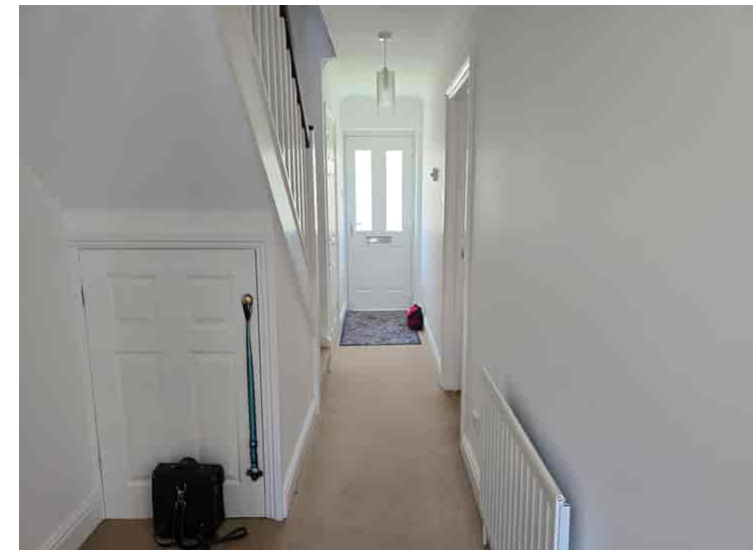
10 Beatrice Walk , Bexhill, TN39 4EW  
£410,000 - Freehold





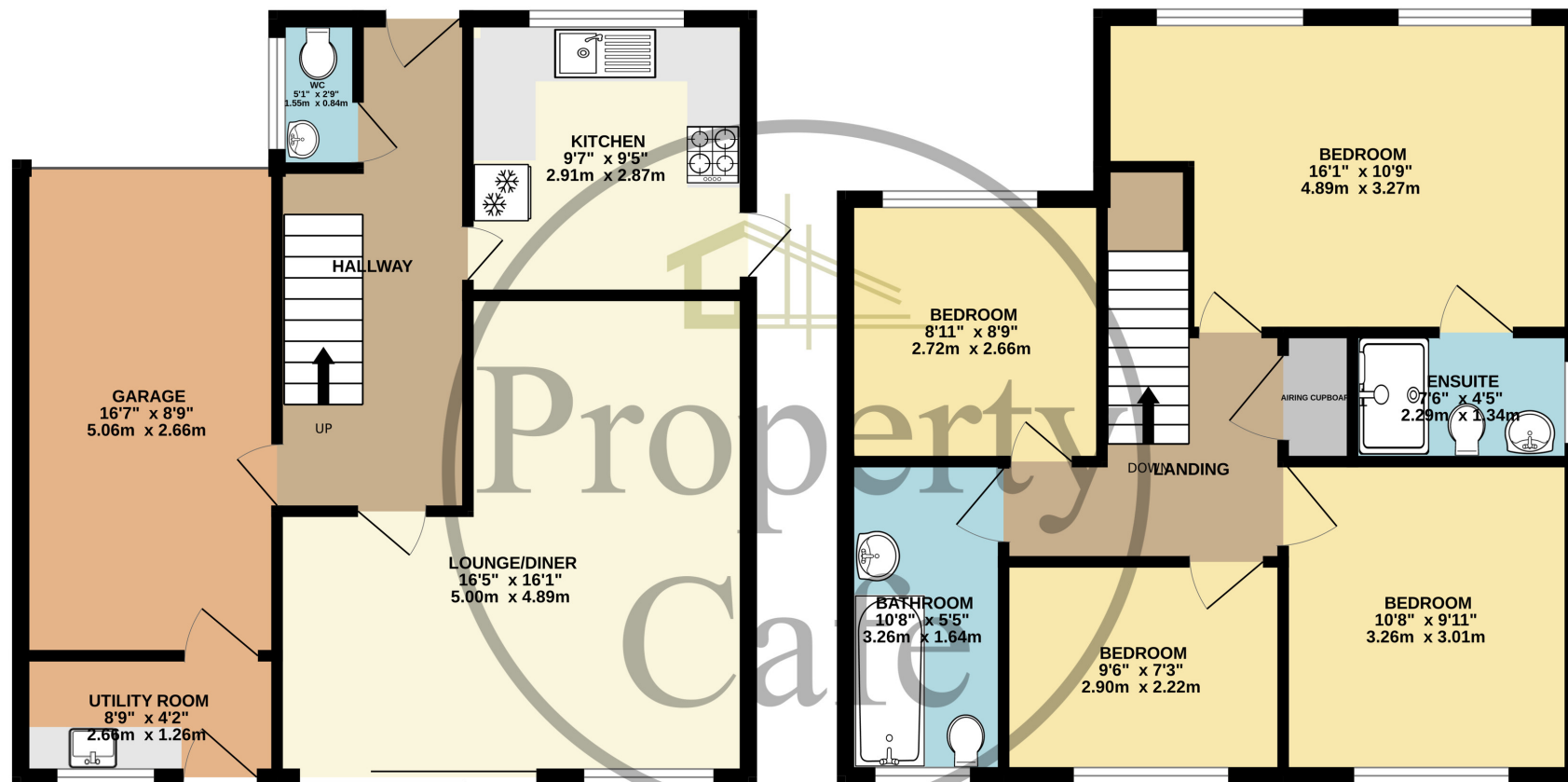


A modern and well presented four bedroom detached family home situated in a quiet and peaceful cul-de-sac location. Accommodation & benefits include: A pleasant and well presented entrance hall with access to: A modern fitted kitchen-diner, 'L' shaped South facing family lounge-diner, ground floor cloakroom. On the first floor there are four good sized family bedrooms (Master bedroom with modern tiled en-suite shower room) and modern family bathroom. The property is both central heated and double glazed and to the front there is a pleasant area of garden with block paved driveway leading to an integral garage with additional utility area to the rear. To the rear you will find a pleasant south facing area of garden with patio and lawn. For additional information or to arrange to view please call our Bexhill office on 0142422 4488.



## GROUND FLOOR

## 1ST FLOOR



4 BED HOUSE



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:** 1  
**Council Tax:** Band E  
**Council Tax:** Rate 3119.52  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (67)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.

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>		
(55-68) <b>D</b>	67	80
(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 Modern four bedroom detached house \* A well presented home with neutral décor \* Four good size family bedrooms \* Peaceful & Quiet Cul-De-Sac Location \* Modern fitted kitchen diner \* South facing lounge-diner \* Master bedroom with ensuite \* Modern family bathroom \* Ground floor cloakroom/WC \* Block paved drive and single garage \* Well kept gardens to front and rear \* (Garage with utility area to the rear) \* Gas central heated and double glazing \* Bright and sunny southerly aspect to the rear \* A modern and well presented family home \* Internal viewing, highly recommend.





The property is situated within easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need daily, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Modern four bedroom detached house
- A well presented home with neutral decor
  - Four good size family bedrooms
- Peaceful & Quiet Cul-De-Sac Location
  - Modern fitted kitchen diner
  - South facing lounge diner
  - Master bedroom with ensuite
  - Modern family bathroom
- Ground floor cloakroom/WC
- Block paved drive and single garage
- Well kept gardens to front and rear
  - (Garage with utility area to the rear)
- Gas central heated and double glazing
- Bright and sunny southerly aspect to the rear
- A modern and well presented family home
  - Internal viewing, highly recommend