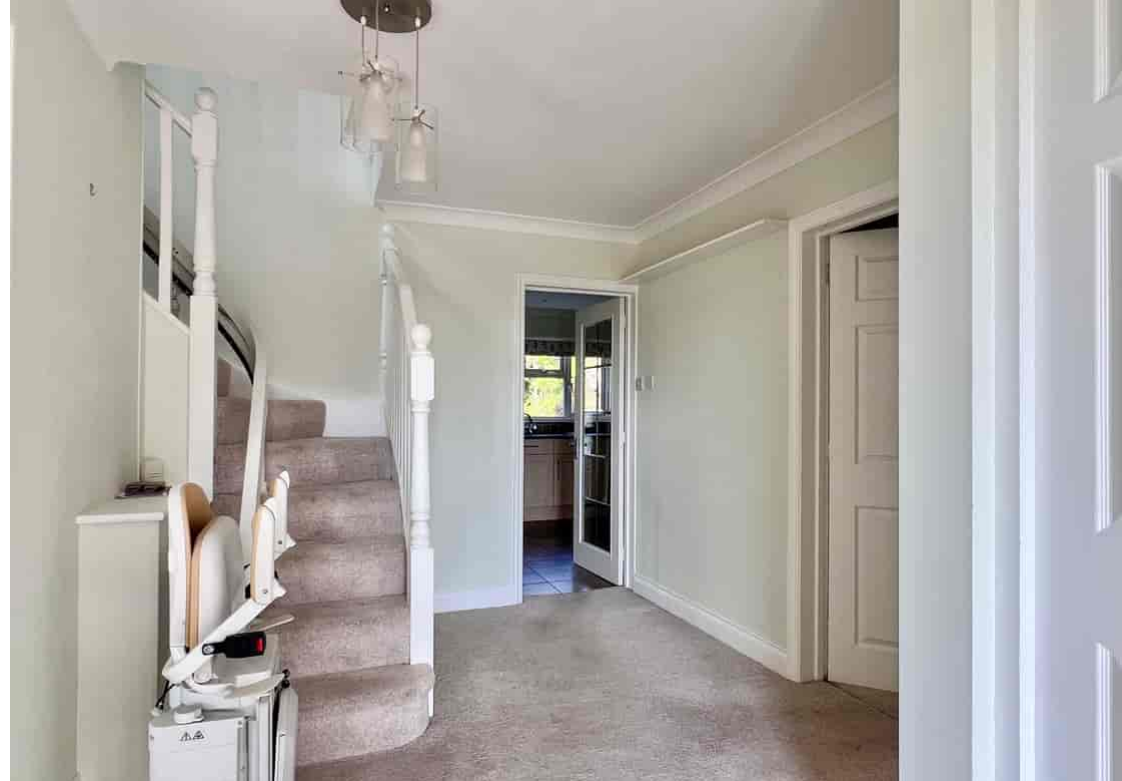




11 Old Farm Road, Bexhill-on-Sea, East Sussex, TN39 4DN

A Spacious Three Bed Detached Family Home In Quiet Location (No Chain) £450,000 - Freehold







A Modern & Spacious Three Bedroom Detached Family Home \* Three Good Size Family Bedrooms \* Master Bedroom With En-Suite \* Spacious Inner Hall & Landing Areas \* Modern Fitted Kitchen & Separate Utility Room \* Spacious Lounge & Sep Dining Room \* West Facing Conservatory & Garden \* Ground Floor Cloakroom & Utility Room \* Good Size Integral Single Garage \* Block Paved Drive & Ample Parking \* UPVC Double Glazed & Central Heated \* Neutral & Modern Decor Throughout \* Quiet & Peaceful Cul-De-Sac Location \* Offered For Sale With No Onward Chain.

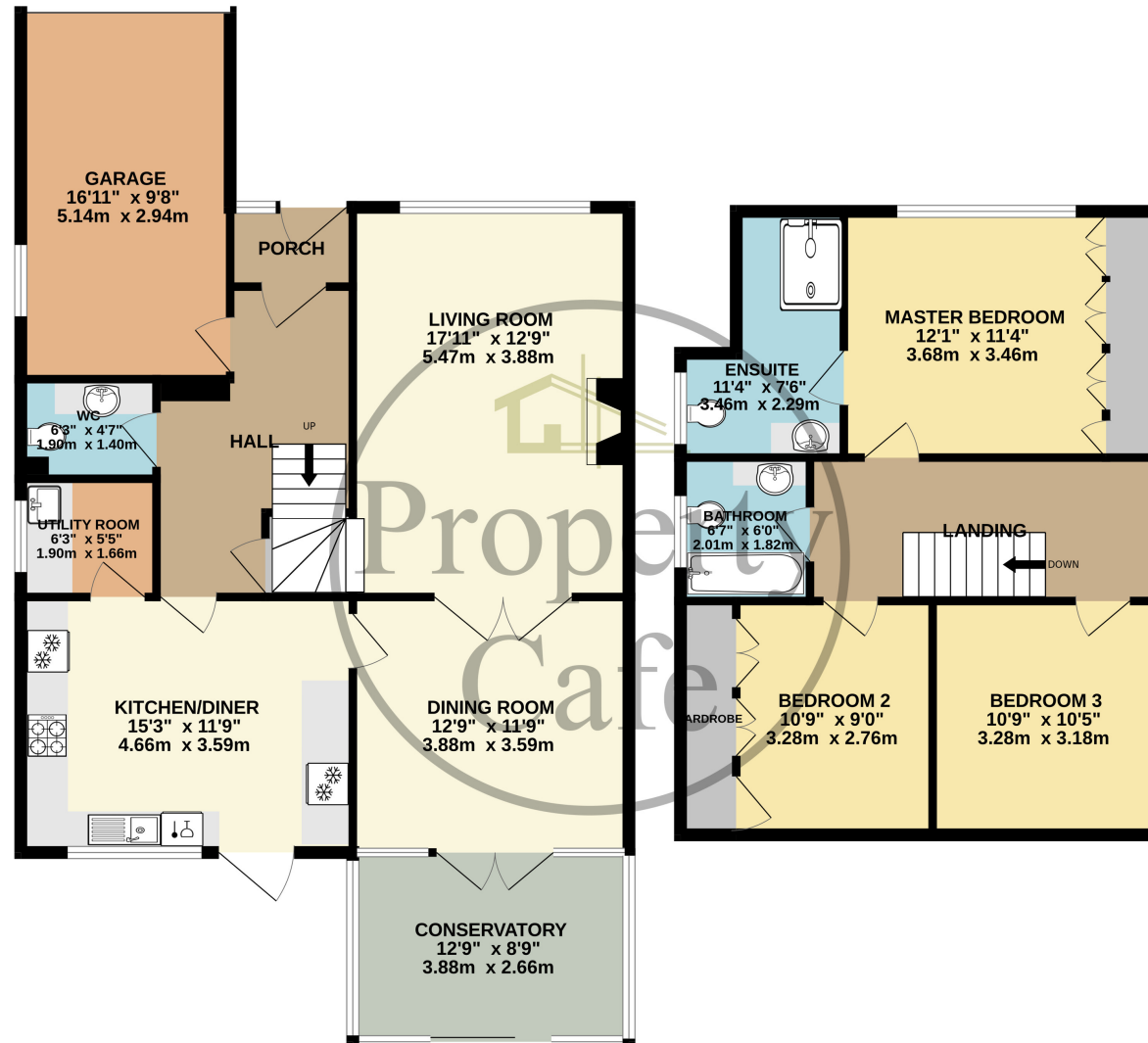
**Location:** The property is situated within the quiet outskirts of Bexhill Town and offers easy access to both Sidley village & Bexhill itself that offers an excellent range of independent shops and amenities serving the local residents.

Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, 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. The new link road is also nearby allowing easy access to The Conquest Hospital & the A21. There are regular bus services available close by with services to the Town centre, Eastbourne. Hastings and both Collington & Bexhill Mainline stations provide excellent direct train services to Gatwick, Ashford International & of course Central London. ...



GROUND FLOOR  
1019 sq.ft. (94.6 sq.m.) approx.

1ST FLOOR  
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 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:** 2  
**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:** C (71)  
**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>	71	82
(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 Spacious Detached Family Home \* Three Good Size Family Bedrooms \* Master Bedroom With En-Suite \* Spacious Inner Hall & Landing Areas  
 \* Modern Fitted Kitchen & Separate Utility Room \* Spacious Lounge & Sep Dining Room \* West Facing Conservatory & Garden \* Ground Floor  
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 Neutral & Modern Decor Throughout \* Quiet & Peaceful Cul-De-Sac Location \* Offered For Sale With No Onward Chain...





At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Spacious Detached Family Home
- Three Good Size Family Bedrooms
  - Master Bedroom With En-Suite
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