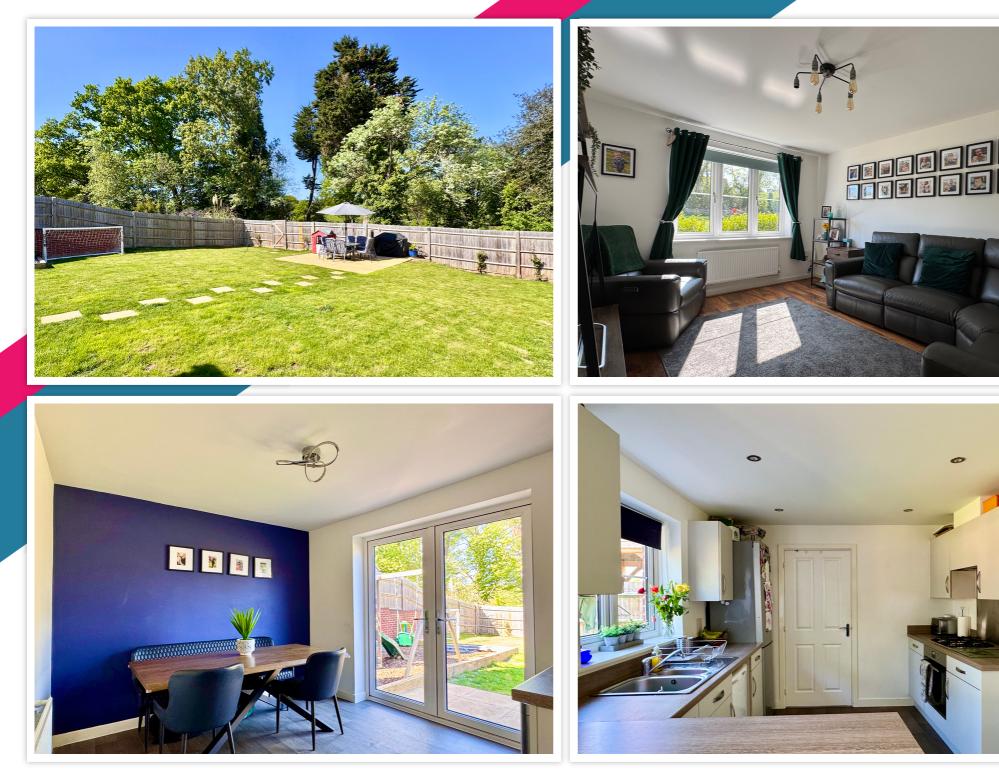




£449,950<sup>57</sup> Watergate, Bexhill-on-Sea, East Sussex TN39 5ED 4 Bedroom © 0 Bathroom 2 Reception



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## AT A GLANCE...

Bexhill Estates are extremely proud to bring to the market this light and deceptively spacious detached four bedroom house, situated within this recently constructed development to the North of Bexhill which was completed in 2021. The property itself has the benefit of four good sized bedrooms, en-suite to main bedroom and additional family bathroom. On the ground floor the spacious hallway leads to the sitting room over looking a large Green, separate and additional reception room, open plan kitchen and dining room overlooking the rear garden, separate utility area and a cloakroom/w/c.

The property boasts gas central heating, double glazing throughout and has the remainder of a 10 year guarantee.

The substantial off road parking offers space for three vehicles and there is a car port.

The property has been very well maintained by the current owners and Bexhill Estates as sole agents, highly recommend and early inspection to full appreciate all this wonderful family home has to offer.









## **Key Features:**

- Detached House
- Two Bathrooms
- Country Views To The Rear
- Car Port
- Remainder Of New Build Guarantee

- Four Bedrooms
- Sperate D/stairs W/C and Utility Room
- Off Road Parking for 3 Vehicles
- SUBSTANTIAL REAR GARDEN

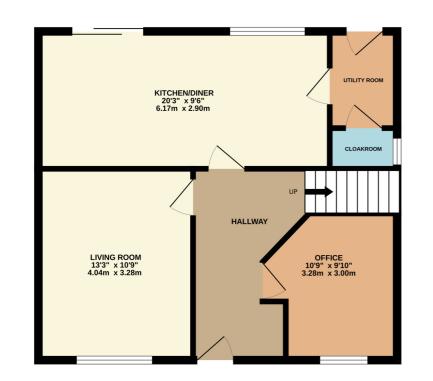


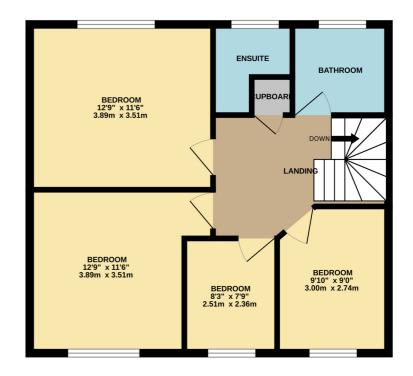
57 Watergate, Bexhill-on-Sea, East Sussex, **TN39 5ED** 

🛀 4 Bedroom 📛 0 Bathroom 🔚 2 Reception

1ST FLOOR 569 sq.ft. (52.9 sq.m.) approx.







TOTAL FLOOR AREA : 1138 sq.ft. (105.8 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. Made with Metropix @2025



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 traveling 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.





## LOCATION

Ideally located to the North of Bexhill, being close to nearby shops and amenities at Sidley village as well as offering easy access to local primary and secondary schools. Bexhill Town Centre and the prestigious seafront and promenade is within 3 miles, providing an array of shopping facilities, restaurants, mainline railway station with direct links to London.

In the development itself there are green areas and a play park nearby, making it an ideal spot for families.

NB We have been advised by the current owners there is an annual maintenance fee of approx £300 for the upkeep of the communal areas on the development.

## OUTSIDE

This attractive property has a charming front garden being mostly laid to lawn with path leading to the front door. Off road parking and the car port can be found to the right hand side.

The rear garden is a real selling point for families and gardeners alike! It is a substantial sized plot, being of mostly lawn for ease of maintenance, with barked play area and a large patio area ideal for outside entertaining in the warmer months. The property backs on to a wooded area with gated access to countryside walks and out to the Link Road, so ideal for dog walkers and country rambles alike.



57 Watergate, Bexhill-on-Sea, East Sussex, **TN39 5ED** 

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🛀 4 Bedroom 📛 0 Bathroom 🔚 2 Reception

**Energy Efficiency Rating** 

'ery energy efficient - lower running costs

B

England Scotland & Wales

(69-80

(55-68)

(39-54)

(21-38)