




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£449,950 57 Watergate, Bexhill-on-Sea, East Sussex TN39 5ED
🛏️ 4 Bedroom 🚿 0 Bathroom 🛋️ 2 Reception



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

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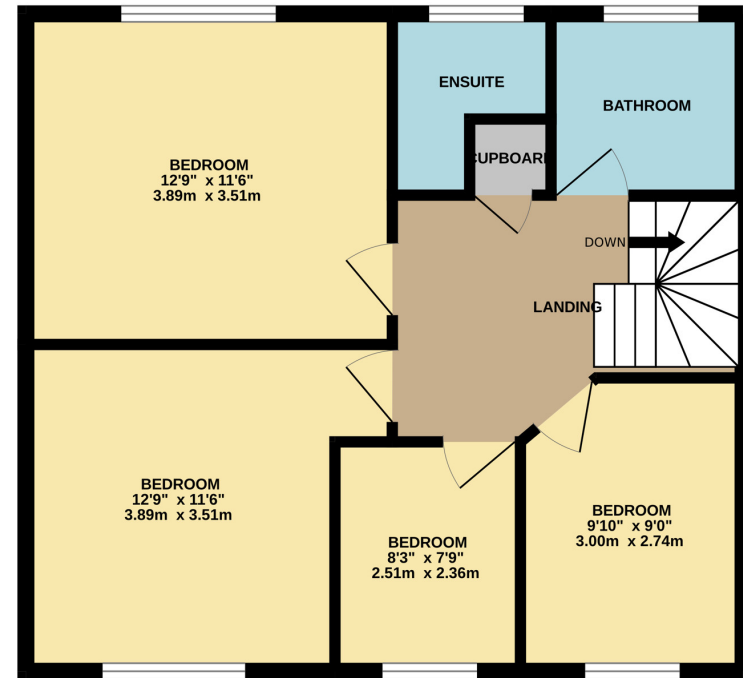
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GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(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		

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.

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