



27 Fontwell Avenue, Bexhill-on-Sea,
East Sussex TN39 4ES



PROPERTY DESCRIPTION

A well presented and spacious four bedroom detached family home ideally situated half a mile from Little Common Village with a variety of shops, cafe's, well regarded primary school and doctors surgery. The property has improved by the current vendor and has accommodation comprising; entrance hall, open plan lounge/dining room, conservatory, recently installed modern kitchen with breakfast bar, ground floor WC, four bedrooms and a modern family bathroom. Outside there is a large driveway leading to the integral garage with electric up and over door and a south facing rear garden. EPC - D.

FEATURES

- Four Bedroom Detached Family Home
- Open Plan Lounge/Dining Room
- Recently Installed Modern Kitchen
- Extensive Block Paved Driveway
- South Facing Conservatory
- Close To Little Common Village
- Integral Garage With Electric Door & Internal Access
- Modern Family Bathroom
- South Facing Garden
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door, stairs rising to the first floor, radiator.

Lounge

14' 11" x 12' 10" (4.55m x 3.91m) Double glazed window with fitted shutters to the front, ceiling coving, feature electric fire, radiator, under-stairs cupboard.

Dining Room

17' 3" x 9' 6" (5.26m x 2.90m) Double glazed windows to the rear and side and door to the side leading to the conservatory, ceiling coving, radiator.

Conservatory

13' 6" x 7' 8" (4.11m x 2.34m) Double glazed windows to the side and rear and sliding doors to the rear leading to the garden.

Kitchen

14' 6" x 8' 5" (4.42m x 2.57m) Double glazed windows to the rear and UPVC door to the side leading to the lean-to, a recently installed modern kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit, inset gas hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, wine/drinks rack, built-in eye level double oven and grill and fridge/freezer, space for washing machine and dishwasher, breakfast bar, radiator.

Lean-To

Double glazed frosted glass windows to the side, double glazed door leading to the garden.

Cloakroom/WC

Double glazed frosted glass window to the side, low level WC, wash hand basin, heated towel rail.

First Floor Landing

Access to loft space via hatch, airing cupboard.

Bedroom One

12' 9" x 12' 0" (3.89m x 3.66m) Double glazed window to the front, a range of built-in wardrobes, radiator.

Bedroom Two

12' 0" x 8' 1" (3.66m x 2.46m) Double glazed window to the front, radiator.

Bedroom Three

11' 9" x 9' 4" (3.58m x 2.84m) Double glazed window, radiator.

Bedroom Four

9' 8" x 8' 1" (2.95m x 2.46m) Double glazed window to the rear, radiator.

Bathroom

Double glazed frosted glass window to the rear, ceiling coving, a matching modern white suite comprising; low level WC with concealed cistern, wash hand basin with mixer tap, panelled p-shaped bath with fitted screen and mixer tap, shaver point.

Garage

18' 0" x 8' 1" (5.49m x 2.46m) Accessed via electric roller, power, lighting, wall mounted boiler and fuse box, internal door.

Outside

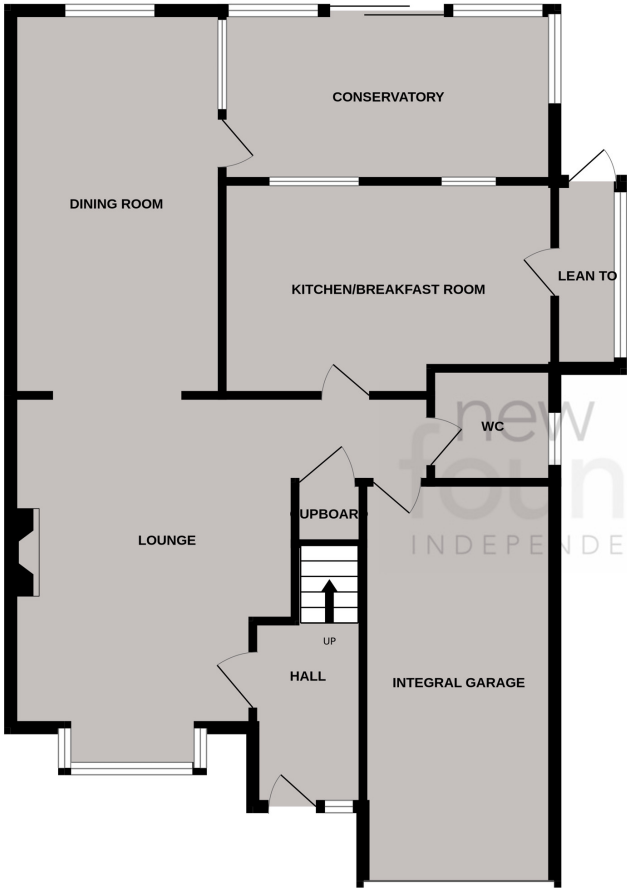
To the front there is a large block paved driveway providing off road parking for multiple vehicles, gated side access, area laid to lawn with various trees.

The rear garden benefits from being of a southerly aspect.

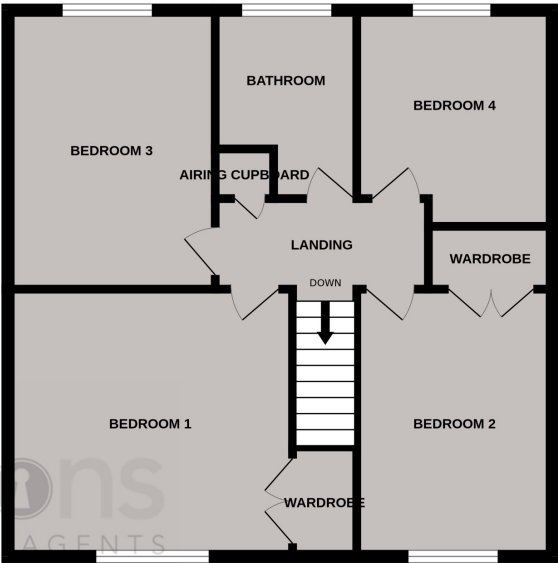
There is an extensive patio area ideal for entertaining, outside power point, gated side access, the remainder of the rear garden is laid to lawn.

FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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+)	68	82		
A				
(81-91)				
B				
(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				

