




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£500,000 19 Deerswood Lane, Bexhill-on-Sea TN39 4LT
Offers in excess of  4 Bedroom  2 Bathroom  1 Reception



AT A GLANCE...

This deceptively spacious detached house boasts beautiful countryside views in a sought-after West Bexhill location. Situated just 0.8 miles to the popular village of Little Common the house features accommodation including; An enclosed entrance hall leading to the dual aspect lounge with a feature fireplace and double doors opening into the conservatory enjoying views over the garden. The modern fitted kitchen/breakfast room is equipped with matching wall and base units, an integrated eye-level double oven, fridge/freezer and space for a dining table and chairs. The ground floor also includes a utility room, a cloakroom, and a double garage with integrated access. On the first floor you will find the master bedroom with fitted wardrobes and an en-suite shower room. There are three further double bedrooms and a family bathroom. In addition, the home has double glazing, a boiler that was recently installed approximately two years ago, and solar panels that are linked to a feed-in tariff.

19 Deerswood Lane, Bexhill-on-Sea, East Sussex, TN39 4LT

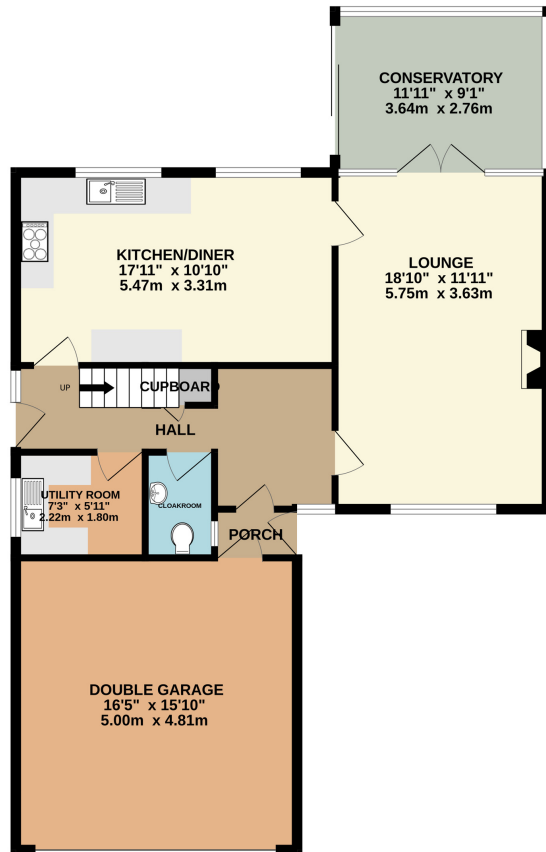
 4 Bedroom  2 Bathroom  1 Reception



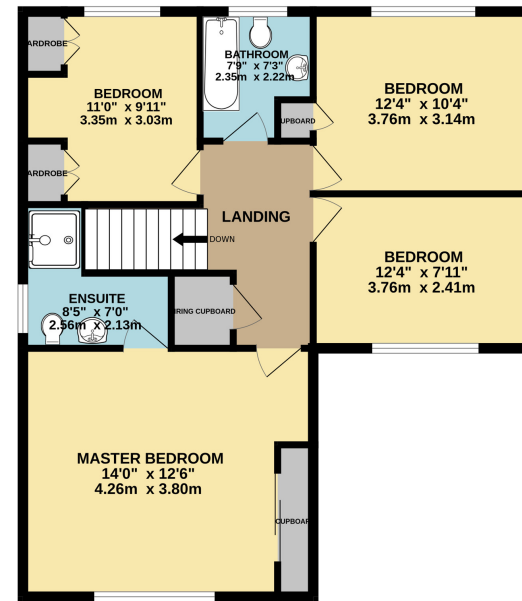
Key Features:

- Deceptively Spacious Detached House
- Two Bathrooms
- Solar Panels With Feed In Tariff
- Modern Kitchen/Diner
- Four Double Bedrooms
- Countryside Views
- Double Garage & Off-Road Parking
- Separate Utility Room

GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.7 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		
(81-91)	B		
(69-80)	C	77	83
(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	

Outside

There is off-road parking at the front of the property and access into the garage via an up & over door. There is an area of lawn, mature trees and gated access to the rear garden.

The rear garden is predominantly laid to lawn with a large patio area to enjoy the countryside views and alfresco dining. The garden is well stocked with raised vegetable gardens, fruit trees, a fish pond, a greenhouse and two garden sheds.

Location

The property is situated in a popular location in West Bexhill. Located just 0.8 miles from the village of Little Common, offering a range of independently owned shops, a late opening Tesco Express, Doctors surgery & dentist. The closest School is Little Common Primary School, currently rated as 'outstanding' on the most recent OFSTED report. Bexhill Mainline railway station and the seafront promenades are just under 2 miles away.

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