

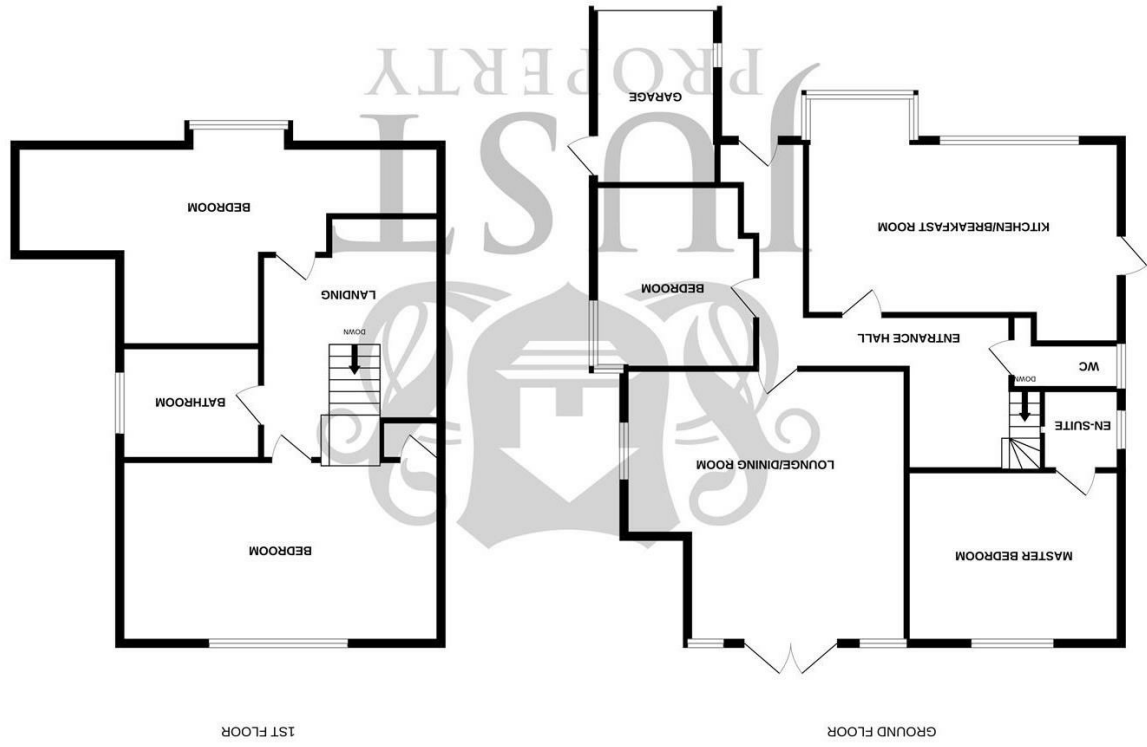
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix ©2023

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
Very energy efficient - lower running costs	(91-100)
	(plus)
Current	Potential

Energy Efficiency Rating

65

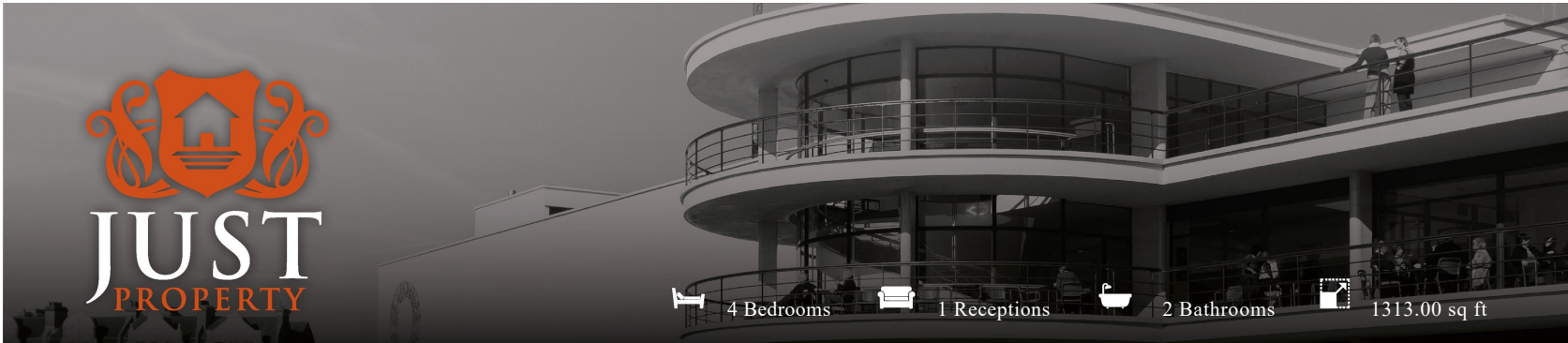
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FLOORPLANS

22 Newlands Avenue, Bexhill-On-Sea, TN39 4HA

www.justproperty.net



4 Bedrooms | 1 Receptions | 2 Bathrooms | 1313.00 sq ft

Freehold

£625,000

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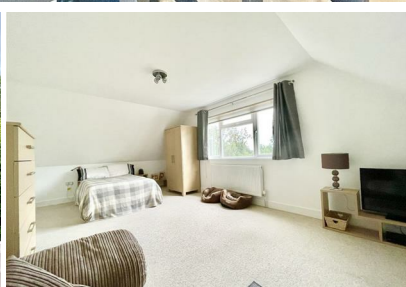
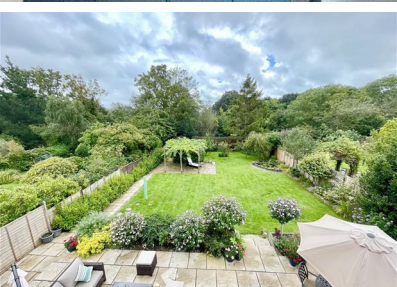
PROPERTY DETAILS

Just Property are delighted to offer this immaculately presented four bedroom detached chalet bungalow, ideally situated in a sought after area within close proximity to Bexhill Downs, and positioned conveniently between the village of Little Common and Bexhill Town centre, both with a good variety of local shops, schools, Doctors Surgery and bus services, and Collington station is nearby, with its direct links to London

This beautiful property offers versatile accommodation and comprises impressive entrance hall, a spacious living/dining room with feature fireplace and French doors opening directly into the attractive rear garden, the contemporary fitted kitchen/breakfast room boasts an excellent range to storage, built in appliances and breakfast bar is the ideal space for casual family dining. In addition, there are two good sized double bedrooms to the ground floor, bedroom one having modern en-suite bathroom, and a separate w.c. To the first floor can be found two double bedrooms and a recently fitted family bathroom and w.c.

To the front of the property there is a block paved driveway providing off road parking for several vehicles, and access to the garage via up and over door. To the rear there is a stunning South facing garden that backs directly onto Bexhill Downs, mainly laid to lawn with established flower and shrub borders there is also large sun terrace.

This is a wonderful property therefore viewing is highly recommended by Just Property, please contact is for further information and to arrange access.



ROOM DIMENSIONS

Entrance Hall

Sitting Room
19'4" x 18'2" (5.9 x 5.54)

Kitchen/Breakfast Room
20'4" x 11'9" (6.2 x 3.6)

Cloakroom/W.C

Bedroom
13'11" x 11'5" (4.25 x 3.5)

En-Suite

Bedroom
11'10" x 10'9" (3.63 x 3.3)

First Floor Landing

Bedroom
20'9" x 12'2" (6.35 x 3.71)

Bedroom
26'2" x 12'9" (7.98 x 3.91)

Bathroom

Outside

Block Paved Driveway

Front Garden

Rear Garden

FEATURES

- Immaculate Detached Chalet Bungalow
- Mature South Facing Garden
- Four Double Bedrooms
- En-suite to bedroom One
- Contemporary Kitchen/Breakfast Room
- Ample Off Road Parking
- Garage
- Close To Bexhill Downs
- Flexible Living Accommodation
- Early Inspection Advised

