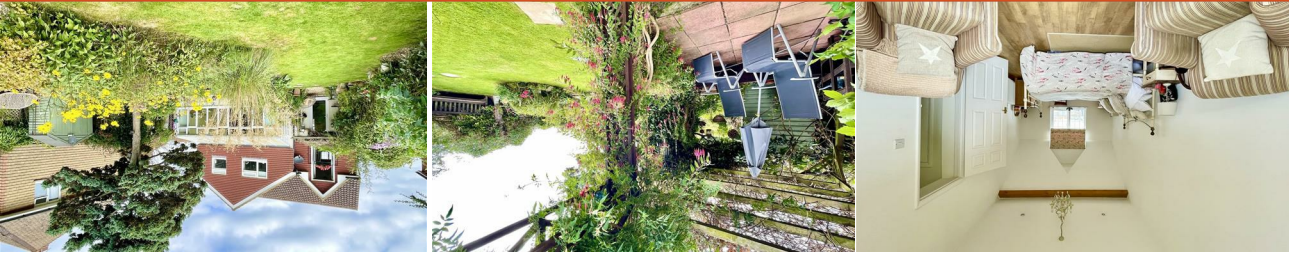
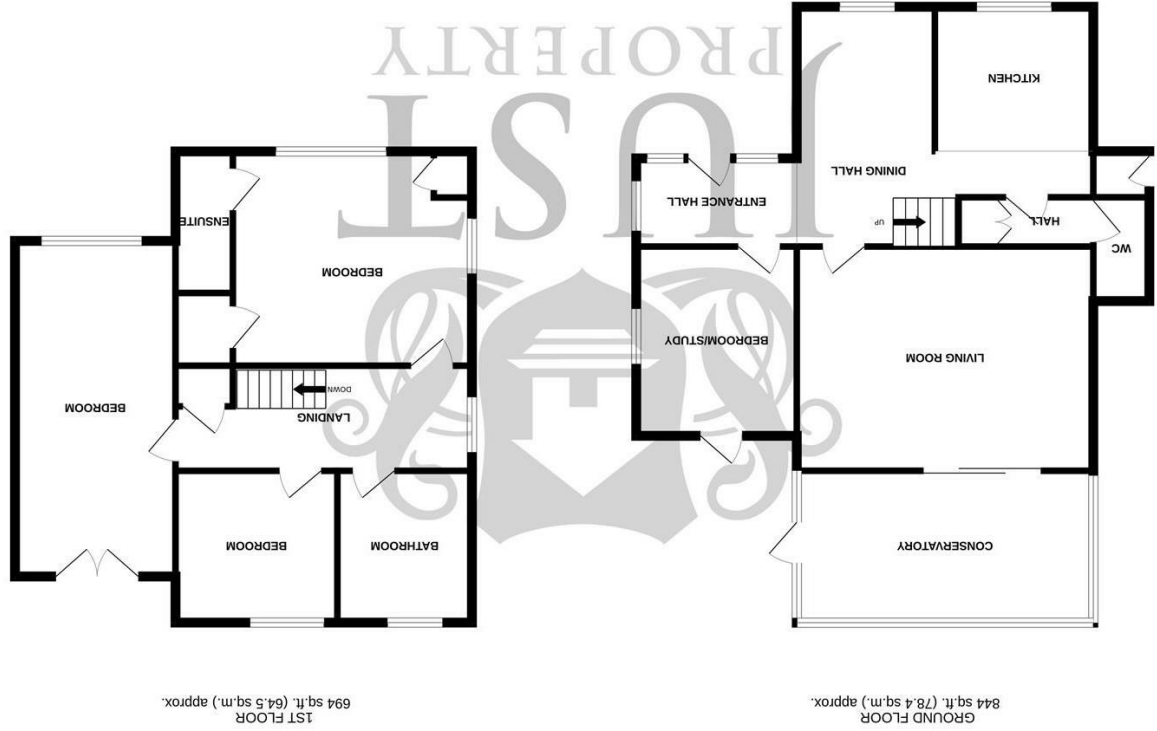


Made with Metropix K2023
 While every attempt has been made to ensure the accuracy of the floorplans, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
 TOTAL FLOOR AREA: 1538 sq.ft. (142.9 sq.m.) approx.

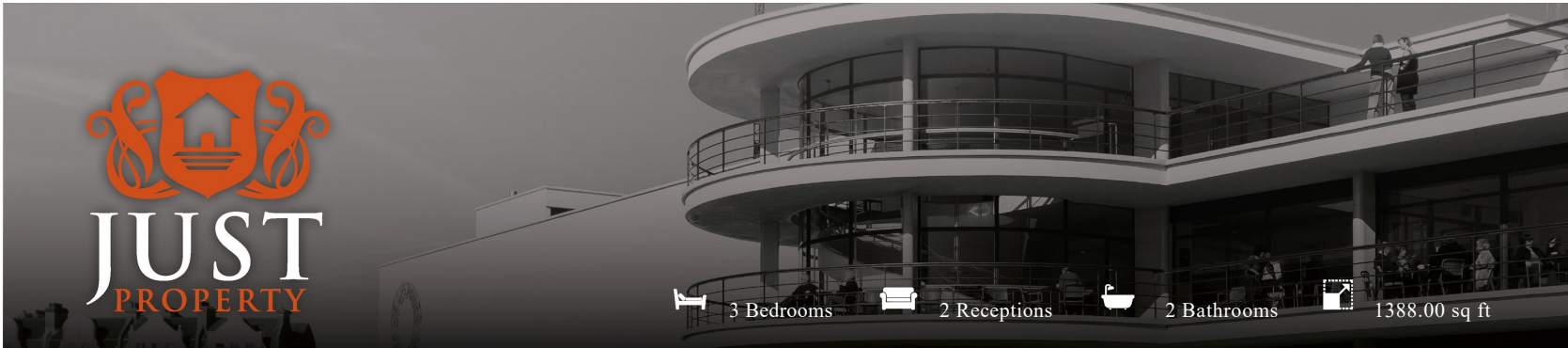
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	58
Potential	81
Energy Efficiency Rating	



FLOORPLANS

Birch Cottage St. Johns Road, Bexhill-On-Sea, TN40 2EF

www.justproperty.net



3 Bedrooms 2 Receptions 2 Bathrooms 1388.00 sq ft

Freehold

£455,000

Birch Cottage St. Johns Road, Bexhill-On-Sea, TN40 2EF





3 Bedrooms 2 Receptions 2 Bathrooms 1388.00 sq ft

PROPERTY DETAILS

Just Property are extremely pleased to present this exceptional 3/4 bedroom detached house, which sits on a substantial plot and has been modernised throughout, whilst retaining immense charm and character.

The property is conveniently situated in a popular residential area, having easy access to both Bexhill town centre with its excellent range of shops and amenities, Ravenside Retail Park and Bexhill's iconic seafront and promenade.

This attractive property boasts excellent off-road parking facilities and charming frontage with lawned area and colourful planting, leading to entrance where accommodation comprises reception hall, open plan dining hall, attractive sitting room with brick feature fireplace opening into magnificent conservatory/garden room, modern fitted kitchen/breakfast room, downstairs cloakroom/WC and the bedroom 4/study completes the spacious ground floor accommodation.

To the first floor can be found double aspect bedroom one with en-suite shower room and WC, bedroom two is exceptional with vaulted ceiling and Juliet balcony offering views over the delightful rear garden. The third bedroom is also a double bedroom and the contemporary family bathroom with freestanding full-size bath, vanity unit with wash hand basin and low-level WC completes the first floor living space.

The rear garden is a real feature of this property, offering seclusion, privacy and being fully enclosed with spectacular range of mature trees, shrubs and colourful planting, having an excellent range of thoughtfully laid out seating areas nestled into the garden making this the ideal space for entertaining, alfresco dining and enjoying the warmer evenings.

Just Property highly recommend an early inspection to fully appreciate all this exceptional property has to offer.



ROOM DIMENSIONS

Entrance Hall

Dining Hall

Sitting Room
18 x 11'10 (5.49m x 3.61m)

Conservatory
18'9 x 8'10 (5.72m x 2.69m)

Bedroom / Study
10'4 x 9'3 (3.15m x 2.82m)

Kitchen
14'3 x 10'11 (4.34m x 3.33m)

W/C

Lobby

Bedroom
14'3 x 10'11 (4.34m x 3.33m)

En-suite

Bedroom

19'3 x 9'10 (5.87m x 3.00m)

Bedroom

10 x 8 (3.05m x 2.44m)

Family Bathroom

Front Garden

Off Road Parking

Rear Garden

FEATURES

- Charming Detached House
- Three/Four Bedrooms
- Immaculate Throughout
- Two Bathrooms
- Additional Cloakroom
- Substantial Conservatory/Garden Room
- Stunning Landscaped Rear Garden
- Impressive Frontage & Off Road Pad Parking
- No Onward Chain
- Council Tax Band D

