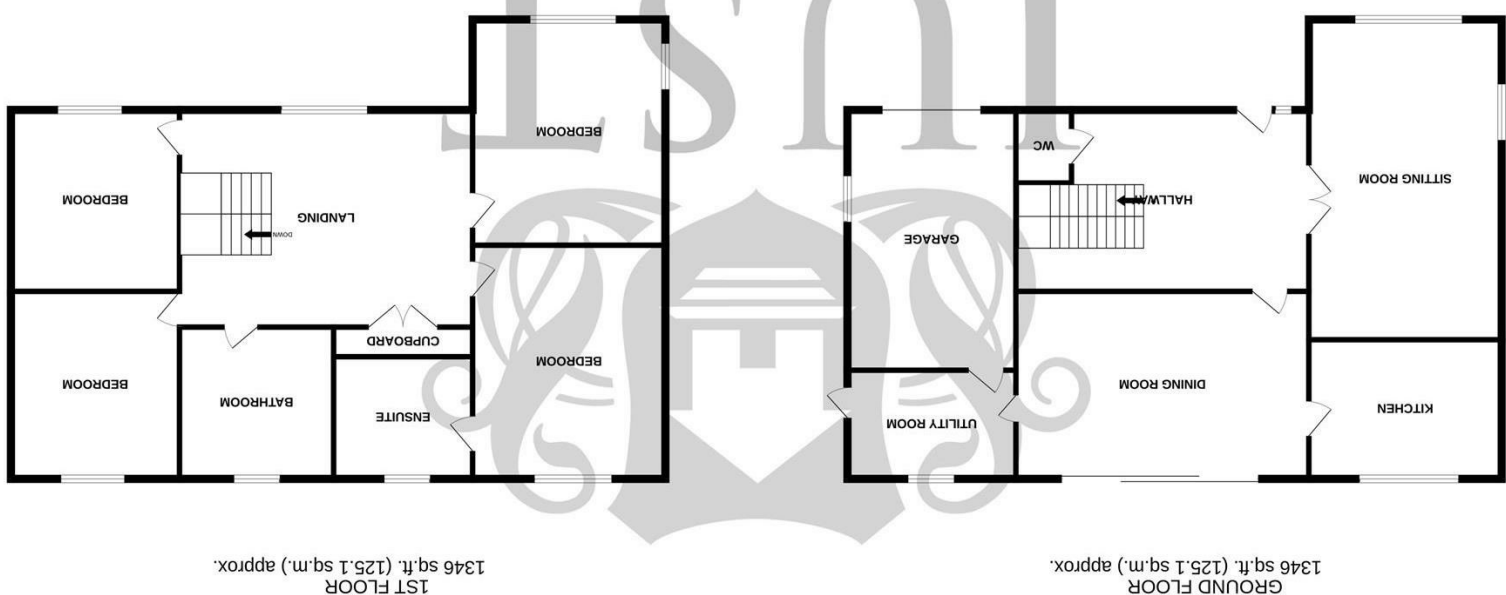


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fireplaces and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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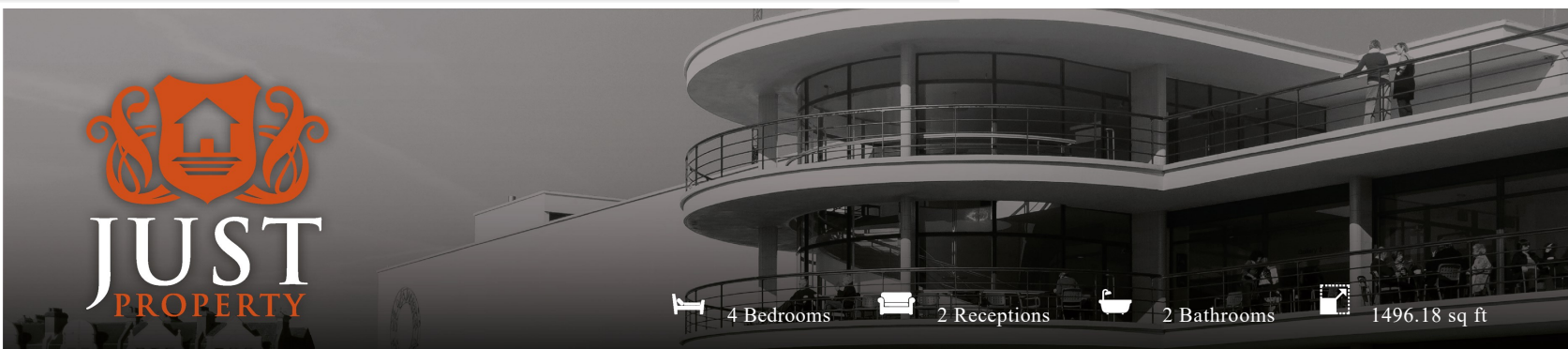
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Energy Efficiency Rating	82
Current	68
Potential	



FLOORPLANS

31 Top Cross Road, Bexhill-On-Sea, TN40 2RT

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1496.18 sq ft

Freehold
£520,000

31 Top Cross Road, Bexhill-On-Sea, TN40 2RT





4 Bedrooms 2 Receptions 2 Bathrooms 1496.18 sq ft

PROPERTY DETAILS

Just Property are extremely proud to present this substantial four bedroom detached property situated, in a quiet and popular residential area to the East of Bexhill. The property itself sits on a generous plot and backs on to an area of open woodland, providing an attractive back drop to the rear, and giving the property a delightful rural feel.

This impressive property is deceptively spacious and has been a loved and well cared for family home for many years, offering character and charm, accommodation comprises welcoming entrance hall, double aspect sitting room with feature brick fireplace, dining room/family room offering stunning views out across the rear gardens with patio doors giving direct access onto the patio, fully fitted kitchen with excellent range of wall mounted and under worksurface cupboards, heat resistant worktop and again offering views to the rear. In addition there is a utility room leading to the 5.5m integral garage, with the downstairs WC/cloakroom completing the ground floor accommodation.

Stairs then rise to the impressive first floor galleried landing with airing cupboard and loft hatch providing access to the fully boarded generous loft with Velux window, light and power. The four double bedrooms offer spacious and flexible accommodation, bedroom one benefiting from ensuite shower room with WC, and the family bathroom completes the first floor living space.

To the front, the block paved driveway provides parking for several vehicles and to the rear, the private and landscaped grounds are a real feature of the property. Being mostly laid to lawn, thoughtful and colourful planting offers privacy and seclusion, and the generous patio area makes an ideal place to enjoy the warmer weather and alfresco dining on the Summer evenings.

In addition, the substantial home office/gym has light and power and offers additional flexibility for a growing family.

Just Property advise an early inspection to fully appreciate this delightful property.



ROOM DIMENSIONS

Entrance Hallway	Bedroom 11'9" x 11'5" (3.6 x 3.5)
Sitting Room 19'8" x 11'5" (6.00 x 3.5)	Bedroom 12'5" x 8'2" (3.8 x 2.5)
Dining Room 12'5" x 10'5" (3.8 x 3.2)	Bedroom 11'1" x 8'2" (3.4 x 2.5)
Kitchen 11'5" x 8'10" (3.5 x 2.7)	Family Bathroom 9'2" x 4'11" (2.8 x 1.5)
Utility Room 8'6" x 6'2" (2.6 x 1.9)	Garage 18'0" x 8'2" (5.5 x 2.5)
W.C.	Home Office/Gym 15'8" x 12'5" (4.8 x 3.8)
Galleried Landing	Front Garden
Bedroom 17'0" x 11'9" (5.2 x 3.6)	Rear Garden
En-Suite 7'2" x 5'2" (2.2 x 1.6)	

FEATURES

- Impressive Detached House
- Four Double Bedrooms
- Two Bathrooms
- Utility Room
- Woodland Views
- Galleried Landing
- Landscaped Gardens
- Home Office/Gym
- Quiet Residential Road
- Popular East Bexhill Location

