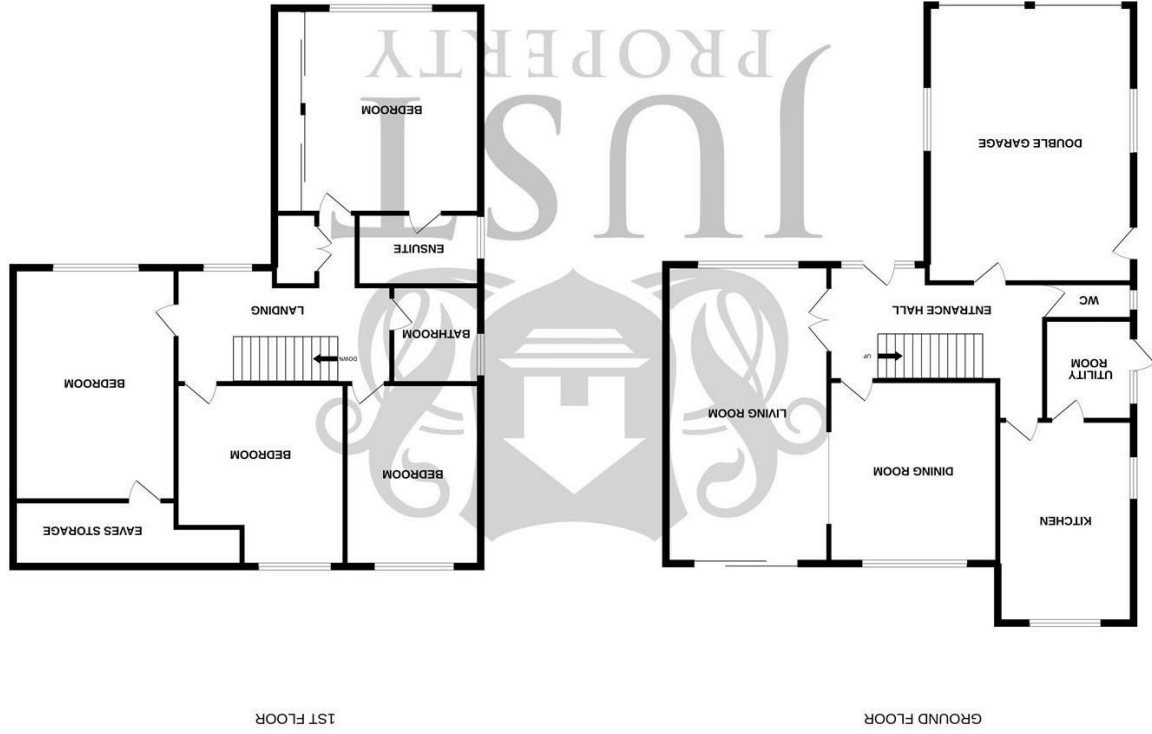


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
63	82
<b>Energy Efficiency Rating</b>	



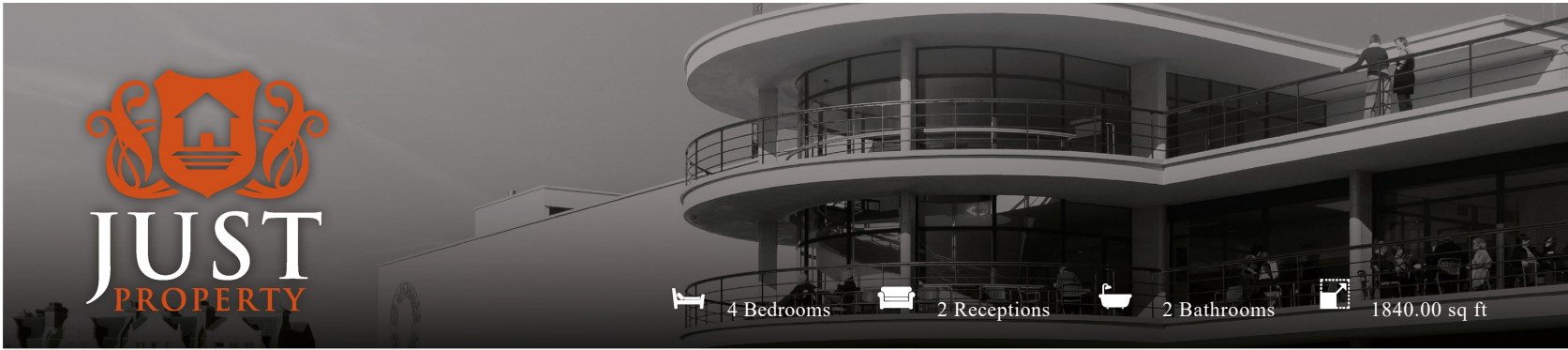
What is shown has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, cornices and other items are approximate and responsibility is taken by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Make with Metretek 02022



# FLOORPLANS

50 The Highlands, Bexhill-On-Sea, TN39 5HL

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms | 2 Receptions | 2 Bathrooms | 1840.00 sq ft

Freehold

**£690,000**

50 The Highlands, Bexhill-On-Sea, TN39 5HL







4 Bedrooms 2 Receptions 2 Bathrooms 1840.00 sq ft

## PROPERTY DETAILS

\*GUIDE PRICE £690,000 - £715,000\*

An impressive, four double bedroom detached home, situated in an elevated, quiet and sought after area of Bexhill, being within a short distance of The Highwoods Golf Club, Highwoods Preservation Area and close to the villages of Little Common and Hoee.

This attractive property is entered via a front porch leading into the spacious entrance hall and accommodation comprises 24'6 x 13'9 dual aspect living room that is flooded with natural light with sliding doors leading directly out to the rear patio. The sitting room then opens into a substantial dining room, a fully fitted kitchen/breakfast room over looks the delightful rear garden, with integrated appliances and breakfast bar, utility room with further range of additional wall mounted and under worksurface cupboards and d/glazed door leading to side access. In addition there is a good sized cloakroom and w/c and access from the hallway leads to the integral double garage, with electric up and over doors.

To the first floor, a galleried landing gives access to four double bedrooms with the first boasting an en-suite bathroom and built in wardrobes, there is further storage to the hallway and eaves storage accessed from the second bedroom along with a family bathroom.

All bedrooms boast attractive views either out to the West across Bexhill having far reaching sea views or over the mature rear garden.

This property itself is set within mature and substantial grounds, providing the perfect backdrop to this impressive home. Externally the property offers extensive off road parking and lawned area to the front, and the rear garden is a gardeners delight, offering privacy, with a wide range of established and mature trees, shrubs and colourful planting.

Further benefits include gas fired central heating and double glazing throughout.

Just Property highly recommended an internal inspection to fully appreciate this exceptional property.

Council Tax Band G

## ROOM DIMENSIONS

Front Door	Bedroom Two 16'4 x 13'10 (4.98m x 4.22m )
Entrance Hall	Bedroom Three 14'3 x 10 (4.34m x 3.05m )
Kitchen 13'9 x 9'8 (4.19m x 2.95m )	Bedroom Four 14'6 x 12'8 (4.42m x 3.86m )
Dining Room 13'10 x 12'7 (4.22m x 3.84m )	Family Bathroom
Living Room 24'6 x 13'9 (7.47m x 4.19m )	Double Garage
Utility Room	Front Garden
W.C	Rear Garden
Stairs Leading To	
First Floor Landing	
Bedroom One 14'10 x 12'10 (4.52m x 3.91m )	
En-Suite	

## FEATURES

- Impressive Detached Home
- Highly Sought After Area
- Four Spacious Double Bedrooms
- Two Bathrooms
- Utility Area
- Substantial Off Road Parking
- Double Garage
- Private Mature Rear Garden
- Stunning Views
- Viewing Highly Recommended

