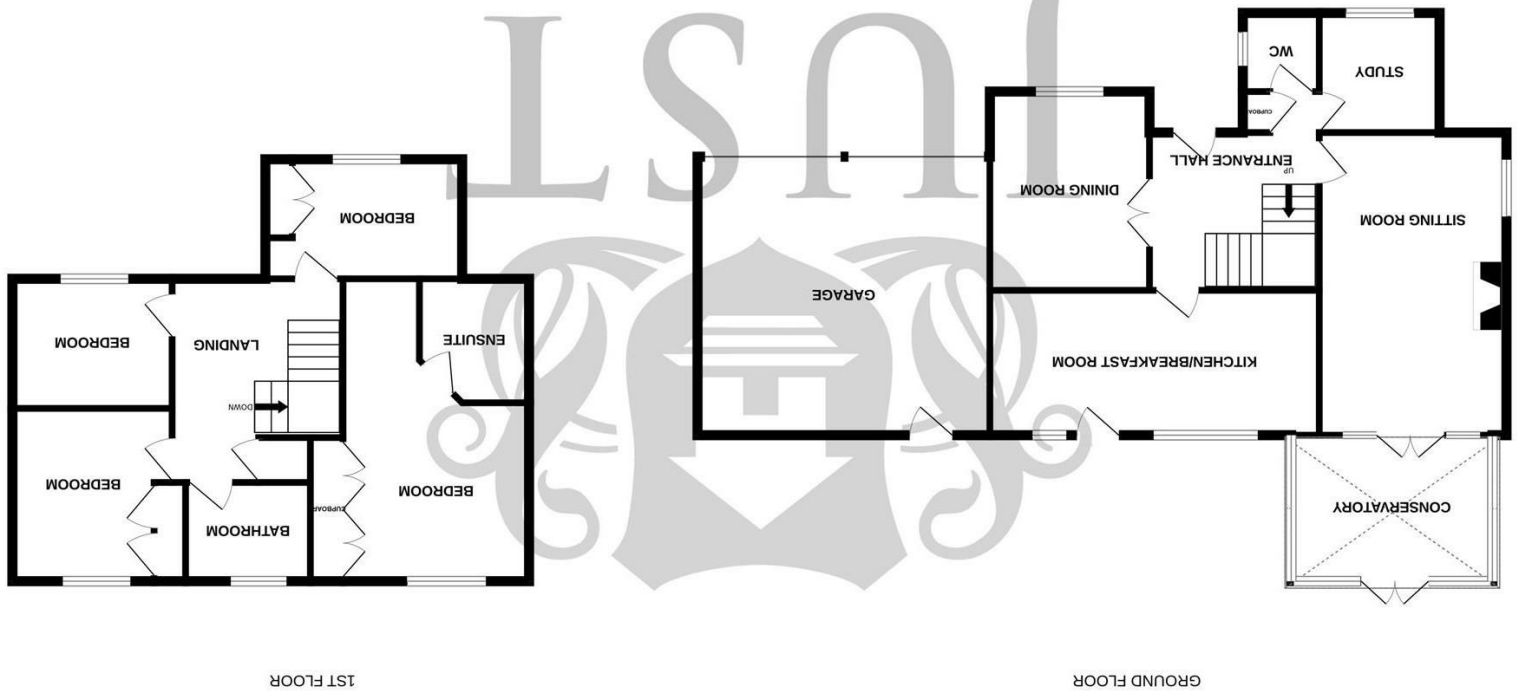


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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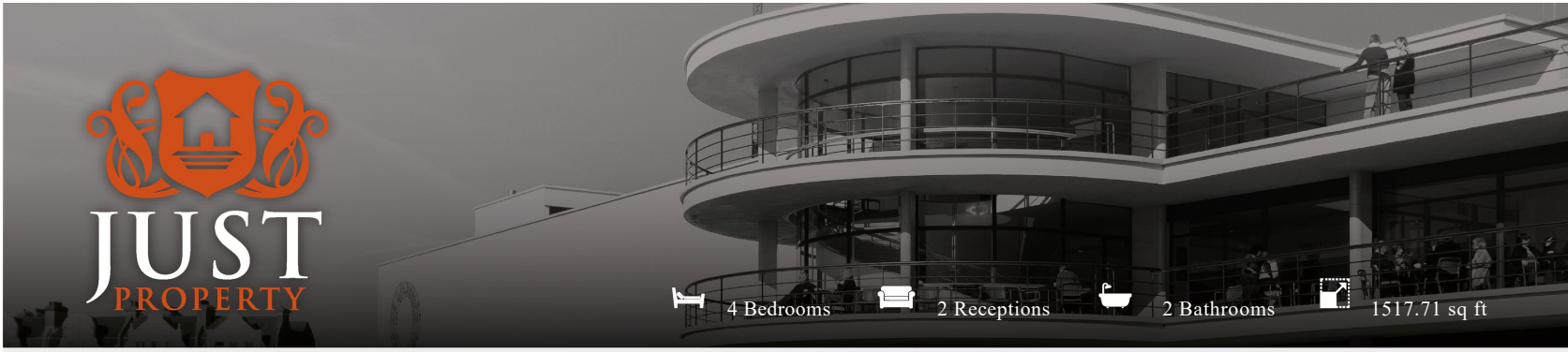
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
72	83



FLOORPLANS

12 Gainsborough Road, Bexhill-On-Sea, TN40 2UL

www.justproperty.net



Freehold
£539,950

12 Gainsborough Road, Bexhill-On-Sea, TN40 2UL





4 Bedrooms 2 Receptions 2 Bathrooms 1517.71 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this substantial four bedroom detached family home, which is immaculately presented throughout by the current owners and offers versatile and spacious accommodation. The property is situated in a quiet cul-de-sac being just a short walk from local schools, Bexhill College and just a short drive from Bexhill's Historic Old Town and Bexhill Town Centre with its shops, restaurants, amenities and mainline railway station.

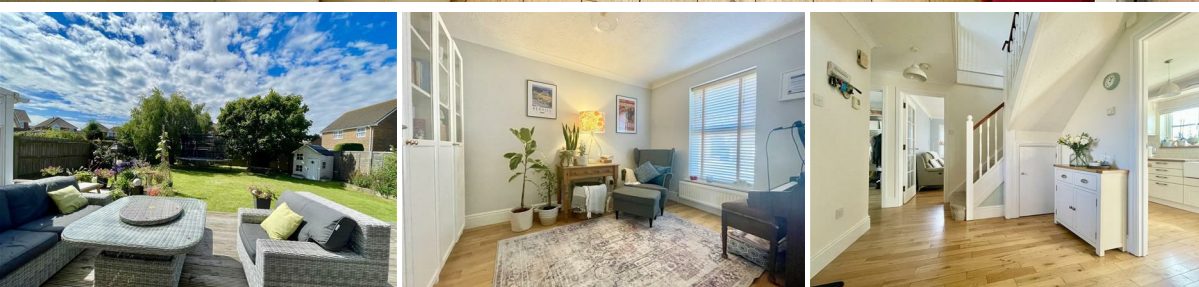
The property itself is light and deceptively spacious with accommodation comprising impressive entrance hall, sitting room with wood burner and double doors leading into the attractive sun-room with double glazed French doors leading directly into the rear garden. The modern kitchen/breakfast room benefits from excellent range of wall mounted and under work surface cupboards and separate dining area, making this the perfect family space and having additional French doors into the rear garden. In addition there is a separate dining room, study and cloak room/W.C.

Stairs rise to the galleried landing where can be found four good sized bedrooms, three of which have built in wardrobes and bedroom one boasting recently refurbished contemporary en-suite shower room and W.C and separate family bathroom with full sized bath, vanity unit with wash hand basin and W.C. Additional benefits include off road parking and a substantial double garage with light and power with two up and over garage doors.

To the rear, the attractive Westerly garden is mostly laid to lawn with good range of mature trees and planting offering a degree of privacy, and large decking area making it an ideal space for alfresco dining in the warmer months.

The property also has planning permission for a rear two story extension to provide substantial additional accommodation and can be viewed on the Rother website reference RR/2021/2990/P.

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



ROOM DIMENSIONS

Entrance Hallway
8'10" x 9'10" (2.7 x 3)

Sitting Room
10'9" x 18'0" (3.3 x 5.5)

Sun Room
11'1" x 8'6" (3.4 x 2.6)

Dining Room
11'9" x 8'6" (3.6 x 2.6)

Study
7'2" x 6'10" (2.2 x 2.1)

Kitchen/Breakfast Room
18'8" x 8'2" (5.7 x 2.5)

Cloakroom/W.C

Landing

Bedroom
8'6" x 9'10" (2.6 x 3)

Ensuite

Bedroom
7'2" x 8'6" (2.2 x 2.6)

Bedroom
11'9" x 7'10" (3.6 x 2.4)

Bedroom
17'4" x 10'9" (5.3 x 3.3)

Bathroom
6'6" x 5'6" (2 x 1.7)

Double Garage
16'4" x 17'0" (5 x 5.2)

Off Road Parking

Rear Garden

FEATURES

- Substantial Detached Property
- Four Bedrooms
- Two Bathrooms
- Immaculate Throughout
- Three Reception Rooms
- Additional Sun Room
- Westerly Facing Level Garden
- Conveniently Positioned Near Schools
- Double Garage
- ***Ideal Family Home***

