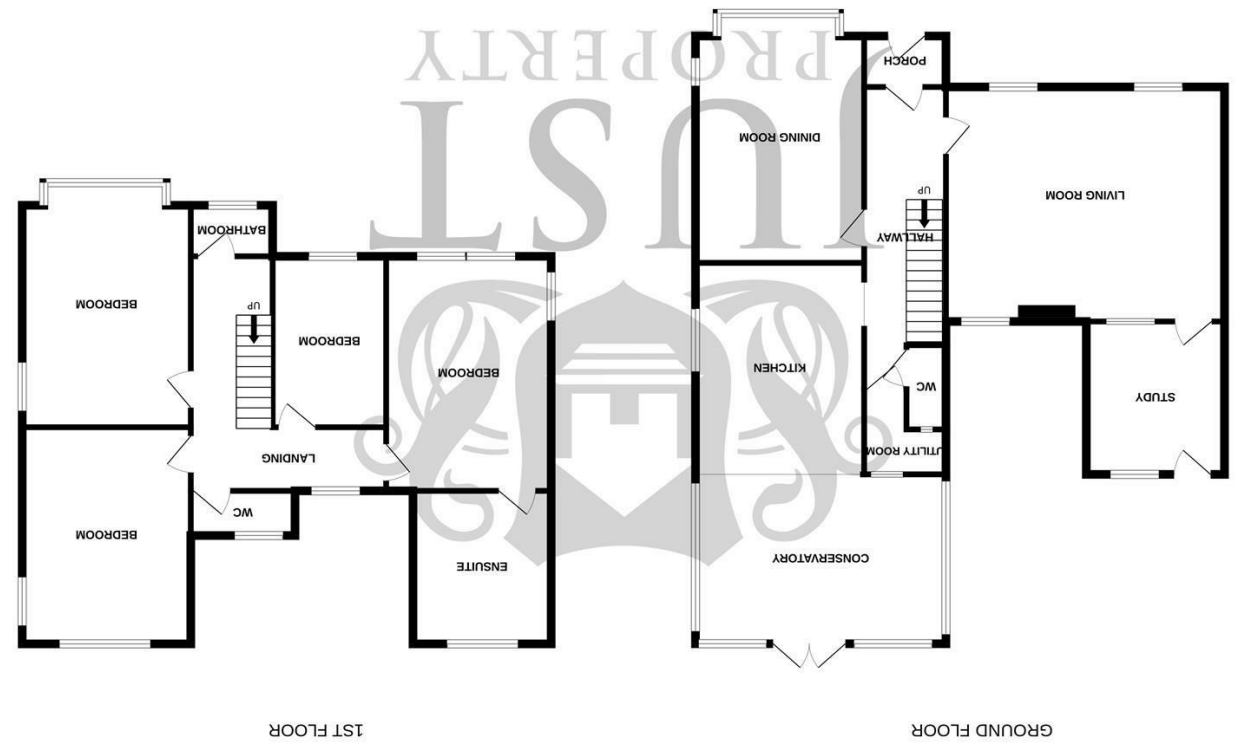


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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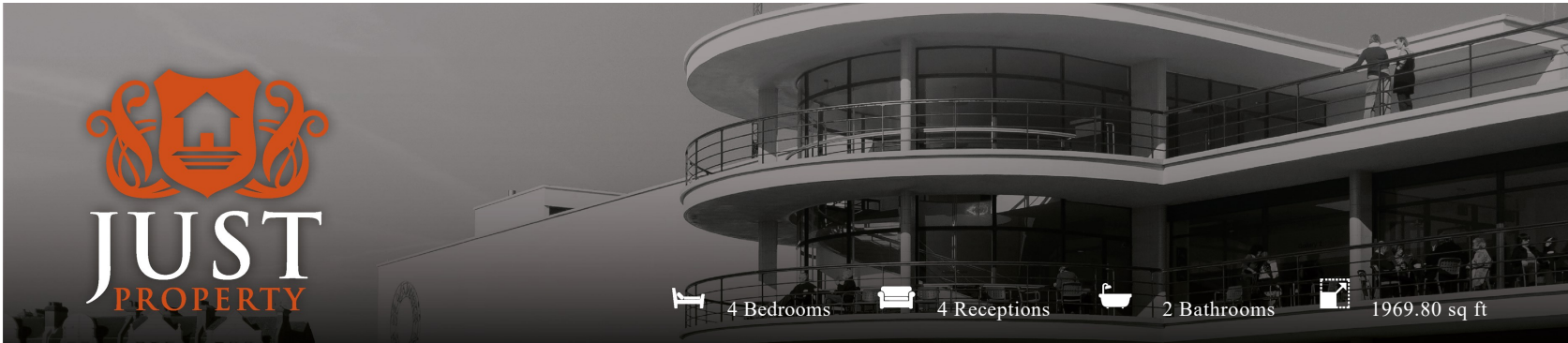
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	G
	F
	E
	D
	C
	B
	A
Very energy efficient - lower running costs	(92 plus)
Current	67
Potential	75



FLOORPLANS

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

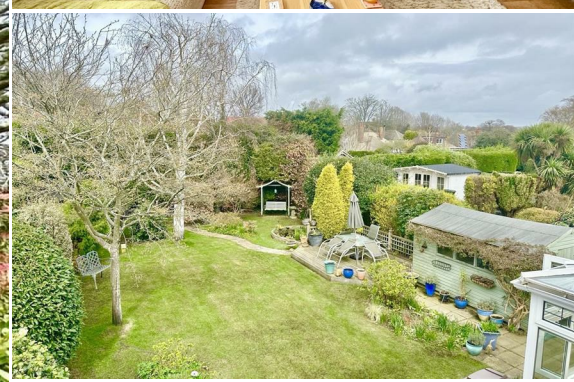
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4 Bedrooms | 4 Receptions | 2 Bathrooms | 1969.80 sq ft

Freehold
£665,000

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





4 Bedrooms 4 Receptions 2 Bathrooms 1969.80 sq ft

PROPERTY DETAILS

Just Property are proud to bring to the market this immaculately presented four bedroom detached Larkin built family home, which is ideally situated in a highly sought after area within close proximity to Bexhill downs and conveniently positioned between the village of Little Common and Bexhill Town centre, with them both offering a good variety of different shops, schools, doctors, local bus routes and Colington Train Station is nearby with its direct links to London and Brighton.

This stunning property occupies a level plot offering versatile living accommodation throughout and comprises of a spacious entrance hall, downstairs cloakroom, a 19'3 x 16'0 living room with feature Limestone fireplace, a separate dining room and an impressive open plan fitted kitchen with built-in appliances which opens up in to the 17'0 x 11'0 double glazed conservatory which overlooks the rear garden. Secondly, there is also a 10'7 x 8'6 study/garden room and a separate utility room.

From the first floor galleried landing there is a dual aspect principal bedroom with built-in wardrobes & spacious contemporary en-suite bathroom with separate shower cubicle. As well as, three further bedrooms, a family bathroom with contemporary suite & over bath shower and a separate W.C.

Externally, there is a double width carriage in and out driveway providing off road parking for several cars, and a particular feature is the level and beautifully presented rear garden which extends to approximately 75ft being mainly laid to lawn with flower & shrub beds. There is a garden shed/store with power & light, two decking areas with the garden being enclosed and enjoying seclusion.

Further benefits include gas fired central heating and upvc double glazing. Viewing strictly by appointment with sole agents, Just Property.



ROOM DIMENSIONS

Driveway For Multiple Cars	Landing
Porch	W.C
Hallway	Bedroom 11'3" x 10'5" (3.454 x 3.199)
Lounge 19'3" x 15'11" (5.879 x 4.874)	Bedroom 12'8" x 7'10" (3.885 x 2.400)
Study 10'7" x 8'10" (3.232 x 2.706)	Bedroom 15'11" x 11'1" (4.867 x 3.388)
Dining Room 16'4",892'4" x 10'5" (5,272 x 3.179)	Ensuite 10'5" x 8'11" (3.177 x 2.742)
Downstairs W.C	Bedroom 14'5" x 10'5" (4.395 x 3.192)
Utility Room	Bathroom 6'11" x 5'8" (2.119 x 1.731)
Kitchen / Conservatory Open Plan	Large Rear Garden
Kitchen 14'4" x 10'4" (4.374 x 3.175)	
Conservatory 17'1" x 11'1" (5.221 x 3.379)	
Stairs up to first floor	

FEATURES

- Detached Family Home
- Off Road Parking for Multiple Vehicles
- Open Plan Living
- Large Rear Garden
- Four Double Bedrooms
- Conservatory
- Ensuite
- Study Space
- An Abundance of Natural Light
- Viewing Essential

