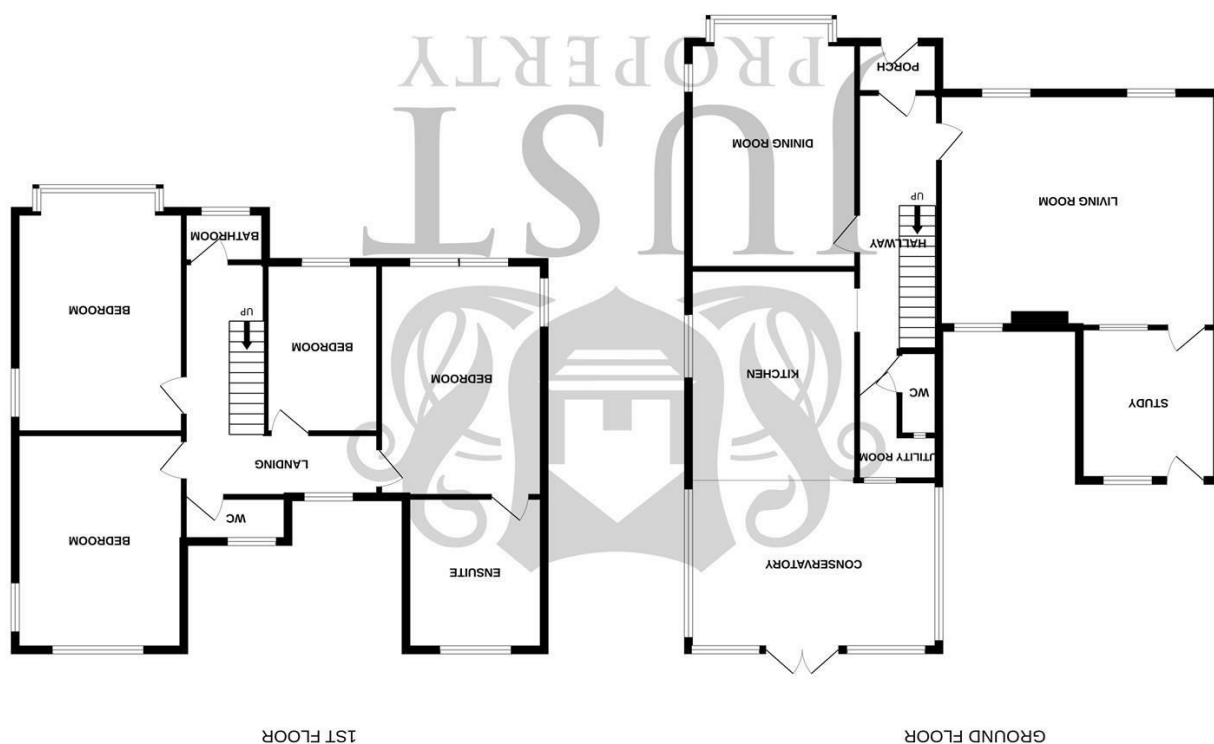


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(11-20)
F	(21-30)
E	(39-54)
D	(55-69)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
67	75



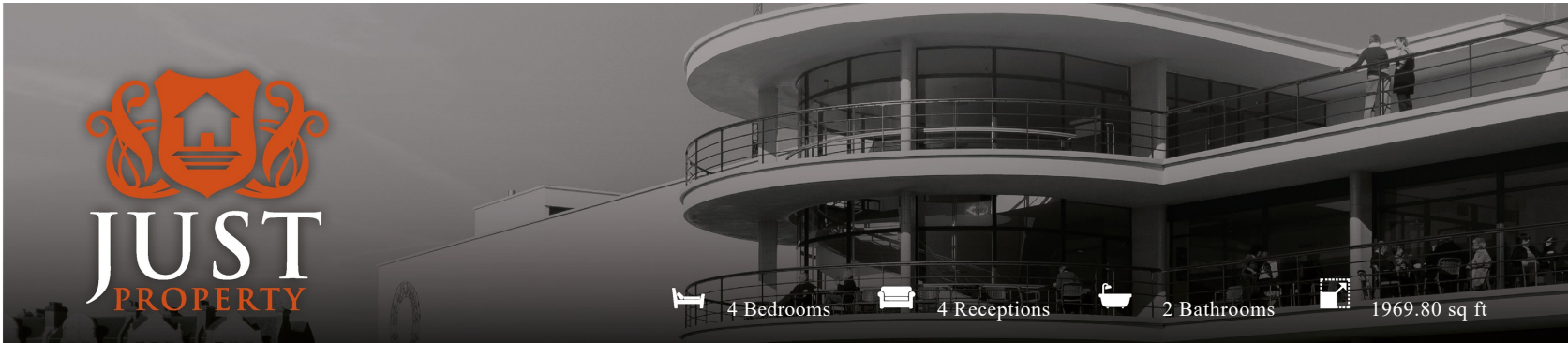
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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. Made with Metropix ©2024



FLOORPLANS

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

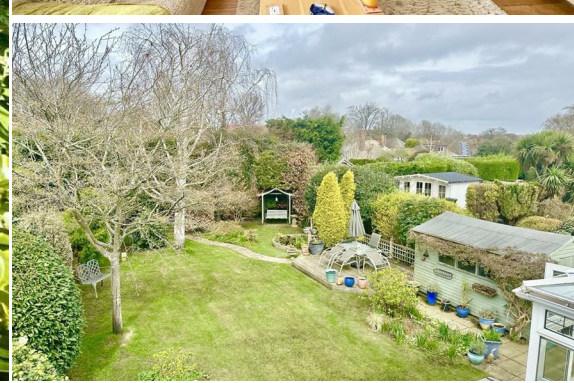
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4 Bedrooms 4 Receptions 2 Bathrooms 1969.80 sq ft

Freehold
£625,000

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

Porch

Hallway

Lounge
19'3" x 15'11" (5.879 x 4.874)

Study
10'7" x 8'10" (3.232 x 2.706)

Dining Room
16'4", 892'4" x 10'5" (5,272 x 3.179)

Downstairs W.C

Utility Room

Kitchen / Conservatory Open Plan

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

Landing

W.C

Bedroom
11'3" x 10'5" (3.454 x 3.199)

Bedroom
12'8" x 7'10" (3.885 x 2.400)

Bedroom
15'11" x 11'1" (4.867 x 3.388)

Ensuite
10'5" x 8'11" (3.177 x 2.742)

Bedroom
14'5" x 10'5" (4.395 x 3.192)

Bathroom
6'11" x 5'8" (2.119 x 1.731)

Large Rear Garden

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

