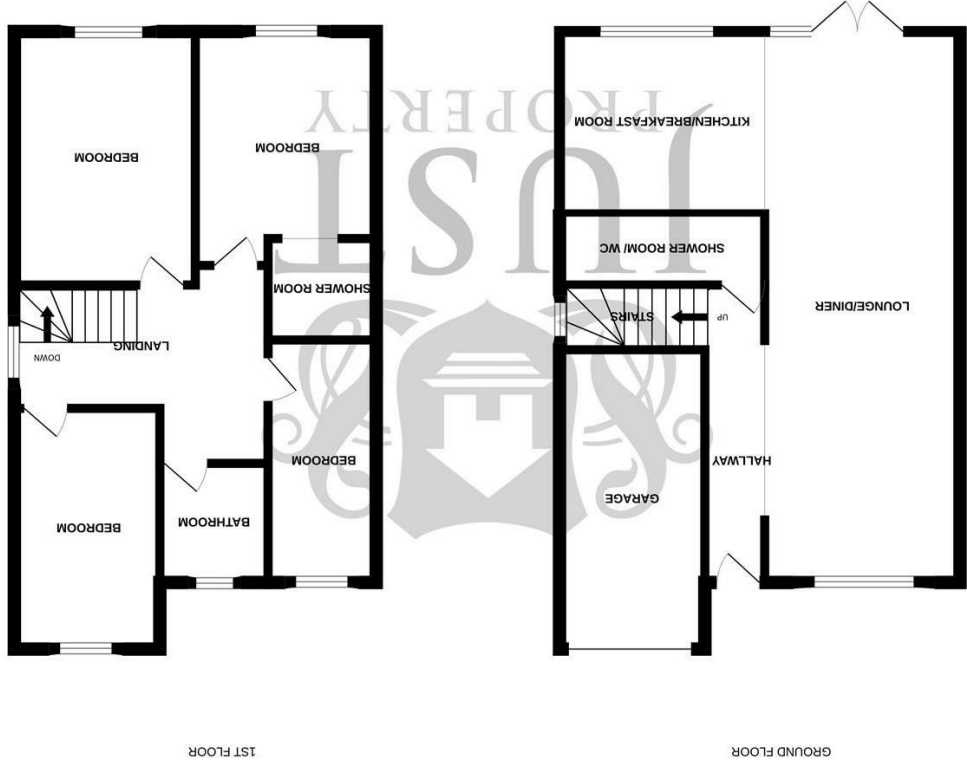


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of drawings, photos and appliances shown have not been tested and no guarantee is given. This plan is for illustrative purposes only and should be used as such. Any prospective purchaser, the vendor, agents and appliances shown have not been tested and no guarantee is given. Measurements of drawings, photos and appliances shown have not been tested and no guarantee is given. Measurements of drawings, photos and appliances shown have not been tested and no guarantee is given.

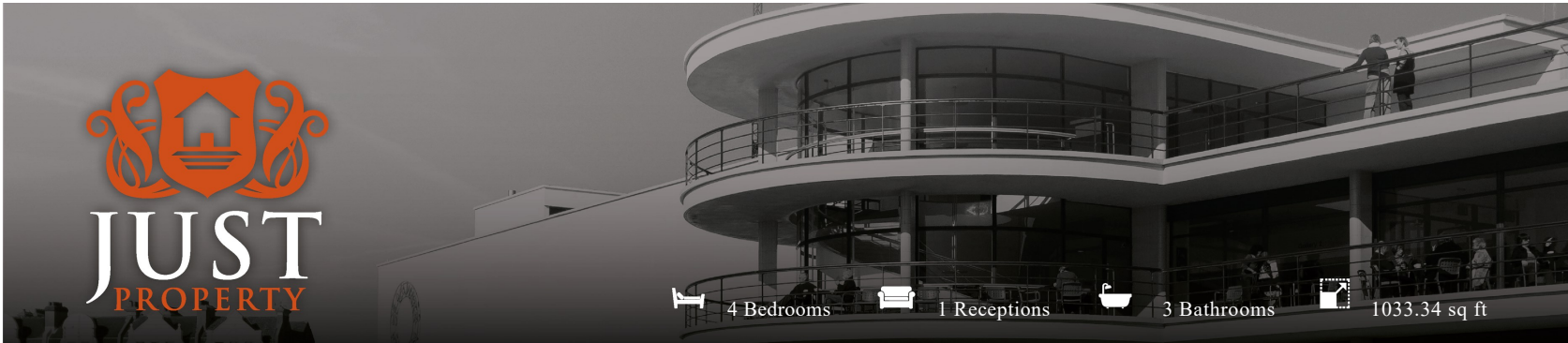
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	67
Potential	84



# FLOORPLANS

37 Quebec Close, Bexhill-On-Sea, TN39 4HX

www.justproperty.net



4 Bedrooms | 1 Receptions | 3 Bathrooms | 1033.34 sq ft

Freehold

**£375,000**

37 Quebec Close, Bexhill-On-Sea, TN39 4HX





## PROPERTY DETAILS

An extremely well presented semi detached four bedroom, three bathroom family home positioned in a quiet residential cul-de-sac. The property is set on the edge of the attractive Bexhill Down and is within walking distance to open parkland and wooded areas, as well as local playgrounds for children. Close by are various secondary schools and primary schools, Bexhill town centre with its fantastic seafront and promenade, mainline railway station and fantastic selection of independent shops, cafes and boutiques.

The property accommodation provides an open plan living area to the ground floor with French doors leading to the rear garden and a kitchen breakfast room with some built-in appliances. There is also an incredibly useful ground floor WC/shower room. To the first floor there are three spacious double bedrooms, the principal room having an ensuite shower/WC, a single fourth bedroom, as well as an stylish family bathroom. Externally the property has an integral garage, some unallocated parking to the front, as well as an enclosed rear garden mainly laid to lawn with an attractive patio area.

Further benefits of this beautifully presented family home include, gas fired central heating and UPVC double glazing.

To fully appreciate the position and quality of this wonderful family home, viewing is considered highly recommended by the vendors choice of sole agent, Just Property. Please call 01424 444100 for more details.

W3W /// [moved.camps.chop](http://moved.camps.chop)



## ROOM DIMENSIONS

Front Door

Hallway  
11'6" (3.53)

Lounge / Dining Room  
25'7" x 9'8" (7.81 x 2.97)

Kitchen / Breakfast Room  
10'7" x 10'3" (3.24 x 3.13)

Shower / WC  
10'2" x 2'6" (3.11 x 0.78)

Stairs To Landing

Bedroom  
12'1" x 7'8" (3.70 x 2.34)

Bedroom  
13'9" x 10'8" (4.21 x 3.26)

Bathroom  
6'3" x 5'6" (1.93 x 1.69)

Bedroom

9'4" x 5'7" (2.85 x 1.72)

Bedroom

9'4" x 9'8" (2.85 x 2.97)

En Suite Shower Room

5'6" x 4'5" (1.68 x 1.37)

Garage

Parking Area

Rear Garden

## FEATURES

- Four Bedrooms
- Three Bathrooms
- Close To Schools and Town Centre
- Integral Garage
- Open Plan Living Area
- Garden and Patio Space
- Walking Distance To Parks and Woods
- Gas Central Heating
- UPVC Windows
- Wonderfully Presented Interiors

