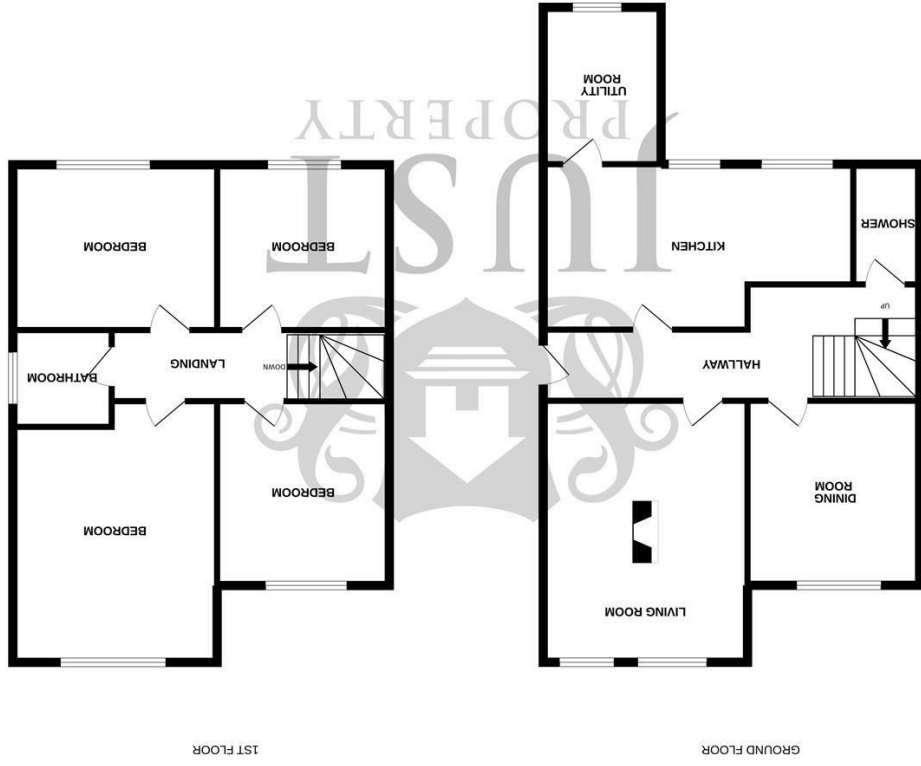


What every agent has been made to ensure the accuracy of the English contained here. Measurements of rooms, areas, volumes and other things are approximate and should be used as such. Any prospective purchaser, this notice, and any other notices, should be read and understood in their entirety. As to their accuracy or reliability, the company can give no guarantee.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	59
Potential	83
Energy Efficiency Rating	



FLOORPLANS

12 Broad Oak Lane, Bexhill-On-Sea, TN39 4HE

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1550.00 sq ft

Freehold

£490,000

12 Broad Oak Lane, Bexhill-On-Sea, TN39 4HE





4 Bedrooms 2 Receptions 2 Bathrooms 1550.00 sq ft

PROPERTY DETAILS

Charming four bedroom semi-detached property, which retains many original features and is full of character. This delightful property has been a loved family home for over 50 years, it has been well maintained by the current owners and although it could benefit from some modernisation, it offers huge potential.

The property is situated in a popular residential leafy lane to the West of Bexhill, and is ideally situated for access to Bexhill town centre with its range of shops and restaurants, Bexhill Downs are just a short stroll away and the village of Little Common is a few minutes drive.

The property is both light and spacious with accommodation comprising, entrance porch, with door leading into a workshop. Leading from the spacious hallway can be found double aspect sitting room with central brick built feature fireplace, family dining room, kitchen/breakfast room benefiting from attractive views over the rear garden, utility area with space and plumbing for washing machine and from there a door leads into a large 22' garage with up and over door to the front and double doors to the rear giving direct access into the garden, separate w/c and a ground floor shower room. Stairs then rise to the first floor landing where can be found a loft hatch giving access to the roof space. There are four light and spacious double bedrooms, bedroom one, two and four having built in wardrobes, and bedroom three benefits from a wash hand basin. The family bathroom comprises white suite full-size bath with Victorian mixer tap and shower attachment, w/c and pedestal wash basin .

To the front can be found a pretty front garden with ORP, and to the rear a substantial private garden being real feature of the property and have a large variety of colourful planting and mature trees and shrubs.

Just Property highly recommend an early inspection to avoid disappointment and to fully appreciate all this property has to offer.



ROOM DIMENSIONS

Porch	Bedroom Three 11'1 x 9'3" (3.38m x 2.82m)
Hallway	Bedroom Four 11'2 x 8'4" to wardrobe (3.40m x 2.54m to wardrobe)
Sitting Room 17'7 x 16'8" (5.36m x 5.08m)	Family Bathroom
Dining Room 12'8 x 11 (3.86m x 3.35m)	Workshop 9'1" x 5'5" (2.77m x 1.65m)
Kitchen/Breakfast Room 19'2 x 10'2 (5.84m x 3.10m)	Garage 22'7 in length (6.88m in length)
Utility Room 10'6 x 9'2 (3.20m x 2.79m)	Off Road Parking
Shower Room	Front Garden
W/C	Rear Garden
Bedroom One 16'9 x 11'3 (5.11m x 3.43m)	
Bedroom Two 12'7' x 11 (3.84m' x 3.35m)	

FEATURES

- ****Rare Opportunity****
- Four Bedroom House
- Full of Character
- Sought After Bexhill Location
- Bathroom and Separate Shower Room
- Utility Room
- Large Garage & Separate Workshop
- Private Mature Garden
- Ideal Family Home
- Early Inspection Recommended

