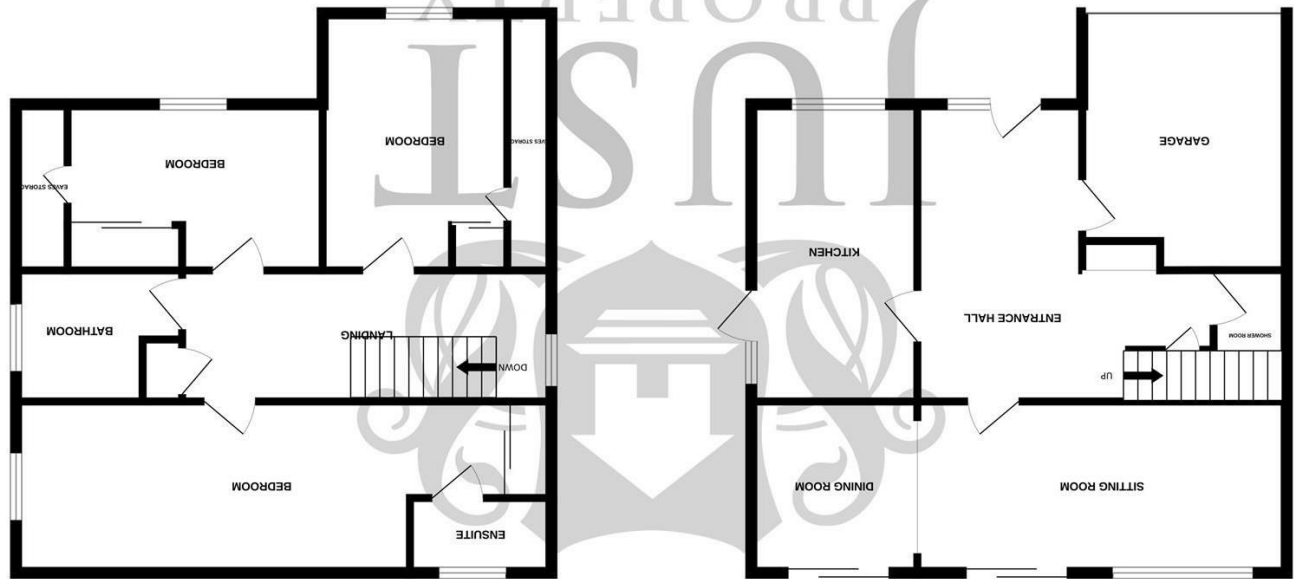


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such 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	
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
Energy Efficiency Rating	72
Current	83
Potential	

1ST FLOOR

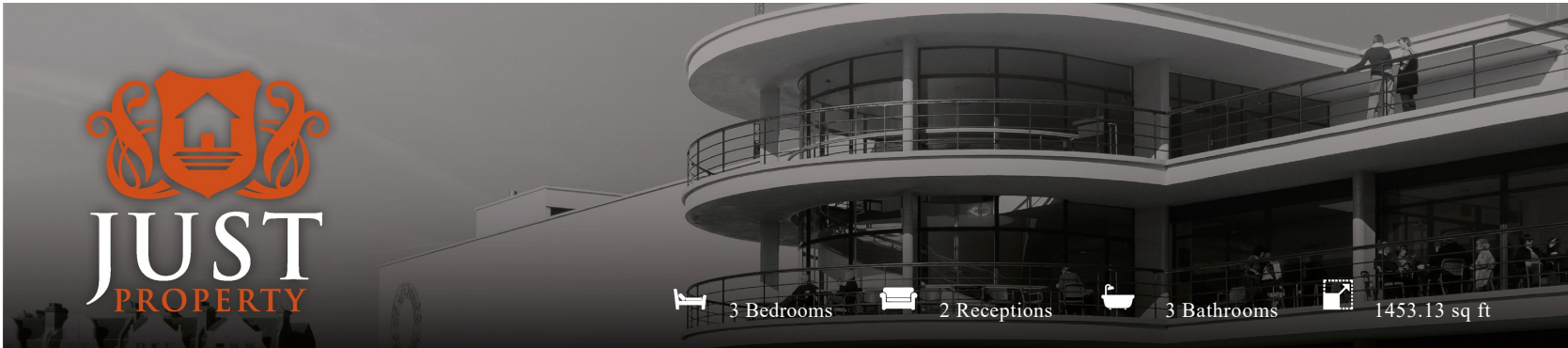
GROUND FLOOR



FLOORPLANS

11a Highwoods Avenue, Bexhill-On-Sea, TN39 4NN

www.justproperty.net



3 Bedrooms 2 Receptions 3 Bathrooms 1453.13 sq ft

Freehold

£479,950

11a Highwoods Avenue, Bexhill-On-Sea, TN39 4NN





3 Bedrooms 2 Receptions 3 Bathrooms 1453.13 sq ft

PROPERTY DETAILS

Just Property are delighted to present this three bedroom chalet style house, situated in a popular residential area on the outskirts of the Highwoods Preservation Area.

This deceptively spacious three-bedroom property is positioned towards the end of a quiet cul-de-sac and is within easy reach of the village of Little Common with its shops and amenities, Highwoods Golf Course and the High Woods, being a site of natural woodland with biological scientific interest.

This light and bright property offers versatile accommodation and comprises impressive entrance hall with access to under stairs cupboard, door giving access to integral double garage, sitting room with patio doors directly into the garden, opening into the double aspect dining area, again with patio doors giving direct access into the rear. The fully fitted kitchen/breakfast room offers a good range of under work surface and wall mounted cupboards with double glazed door giving access to the side path, and the ground floor shower room/WC, with enclosed shower cubicle, vanity unit and chrome heated towel rail completes the ground floor accommodation.

Stairs rise to the galleried landing, where can be found three double bedrooms, all with built-in wardrobes and storage space, bedroom one also benefiting from a good size en-suite bathroom with full-size bath, shower over, pedestal wash basin and WC. In addition the family bathroom offers full-size bath with WC and pedestal wash basin.

To the front of the property there is ample off-road block paved parking, leading to the electric up and over garage door, with the double garage housing wall mounted gas boiler. Additional lawned area with variety of mature shrubs and planting to the front and to the rear, the south facing garden is a attractive feature of the property. The large patio area offers an ideal place to enjoy the attractive outlook, mostly laid to lawn with range of mature shrubs and planting.

**** NO ONWARD CHAIN ****



ROOM DIMENSIONS

Entrance Hallway

Sitting Room
18'0" x 13'5" (5.5 x 4.1)

Dining Room
13'5" x 10'5" (4.1 x 3.2)

Kitchen/Breakfast Room
18'0" x 8'6" (5.5 x 2.6)

Downstairs Shower room/W.C
3'11" x 6'2" (1.2 x 1.9)

Double Garage
17'4" x 14'9" (5.3 x 4.5)

Landing

Bedroom
18'8" x 13'5" (5.7 x 4.1)

En-suite Bathroom
6'2" x 5'2" (1.9 x 1.6)

Bedroom
14'9" x 9'6" (4.5 x 2.9)

Bedroom
9'2" x 9'6" (2.8 x 2.9)

Family Bathroom
6'6" x 7'10" (2 x 2.4)

Front Garden

Rear Garden

Off Road Parking

FEATURES

- Chalet Style House
- Three Bedrooms
- South Facing Garden
- Light And Spacious
- Kitchen/Breakfast Room
- Three Bathrooms
- Popular Little Common Location
- Double Garage
- Early Appointment Advised
- NO ONWARD CHAIN

