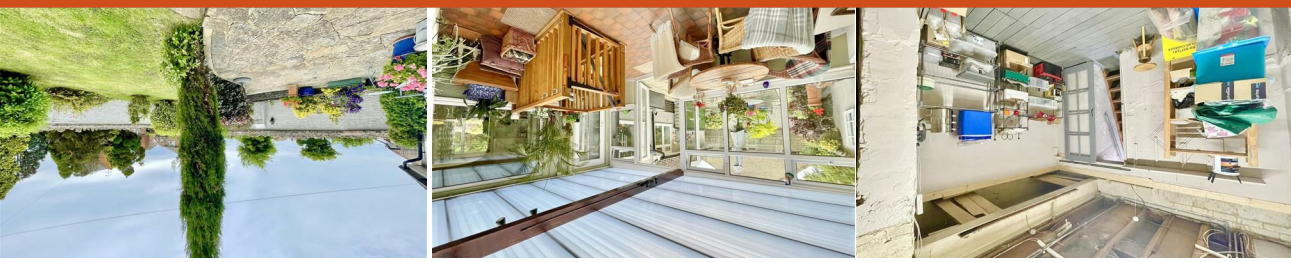
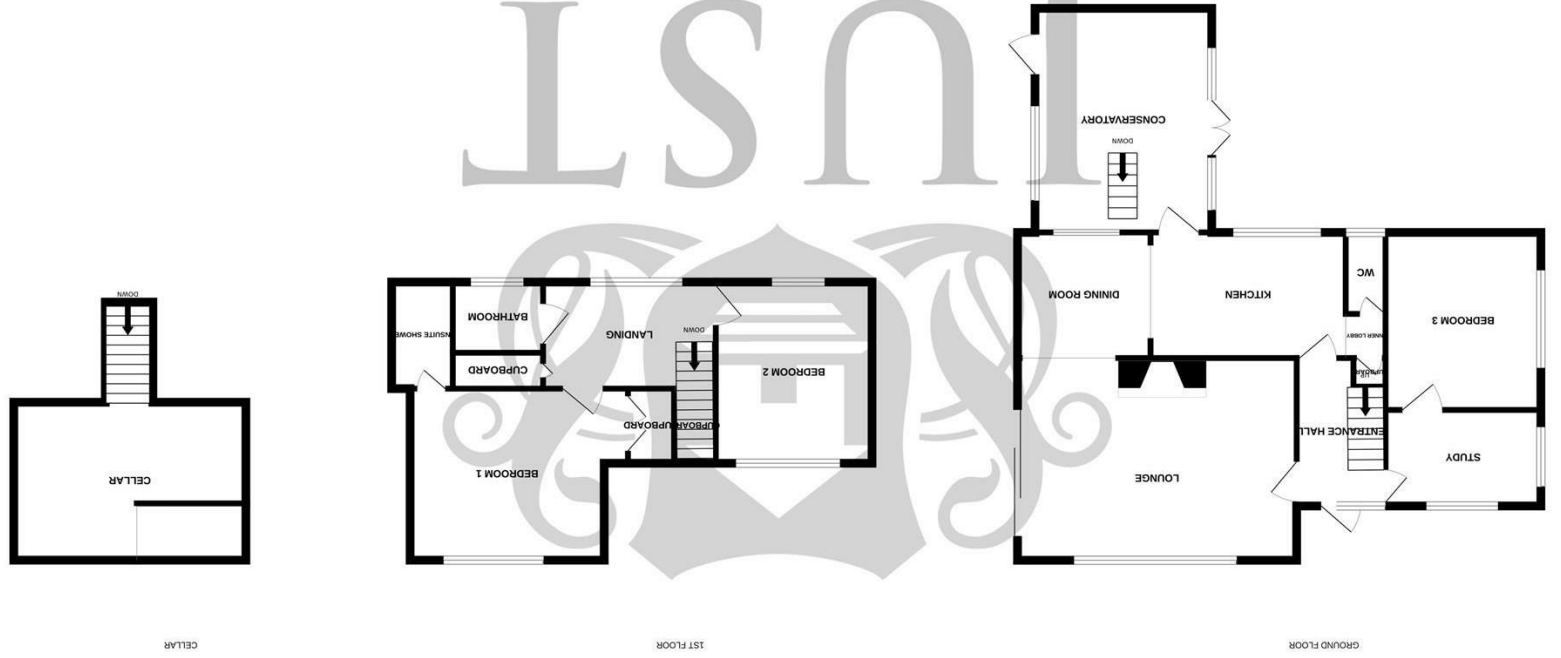


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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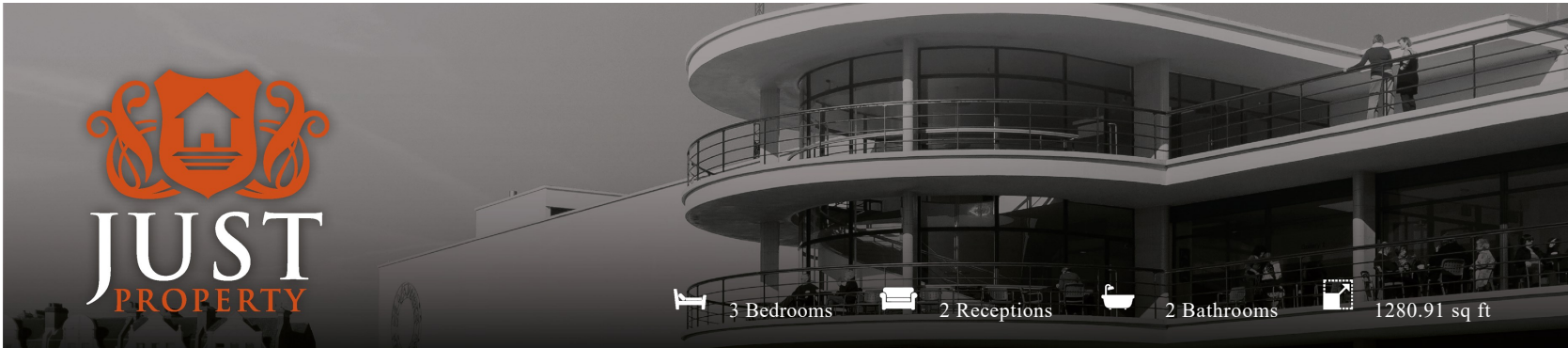
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	Potential



# FLOORPLANS

77 Westwood Road, Bexhill-On-Sea, TN40 2LP

www.justproperty.net



Freehold

# £465,000

77 Wrestwood Road, Bexhill-On-Sea, TN40 2LP





3 Bedrooms 2 Receptions 2 Bathrooms 1280.91 sq ft

## PROPERTY DETAILS

**\*\*£465,000\*\***

Just Property are pleased to bring to the open market this detached THREE BEDROOM bright and airy family home situated within this desirable and highly popular residential location being conveniently located within close proximity to Bexhill Town Centre with it's variety of cafes, pubs and restaurants. There is also easy access to Bus Routes and Train Links connecting to London and Brighton.

The living accommodation is arranged over two floors for this stunning house. The ground floor is both spacious and open plan throughout. The lounge / diner has dual aspect windows which allow for an abundance of natural light to flood through and also boasts a newly installed log burner. The modern style kitchen has newly fitted appliances and a variety of storage opportunities / space for white goods. There is also a W.C on the ground floor as well as a downstairs bedroom with study space.

The first floor is where the TWO double bedrooms can be found with the principle bedroom having the benefit of built in storage and an En-Suite shower room. You can also find the family bathroom and multiple different parts of the eaves storage here as well.

Externally the property has an attractive laid to lawn garden to the front with a variety of different planting / shrubs, the rear garden has further laid to lawn area that is west facing and enjoys the sun in the evening which also boasts rear access to the garage and off road parking spaces.

Further benefits off this property are double glazing throughout and an easy accessible cellar. Another particular bonus for this house is the conservatory / lean-to which is off the kitchen, this space is both sociable and bright, overlooking the garden and the side patio this is a great area for hosting / alfresco dining.

To arrange access for a viewing, Contact the vendors choice of sole agents Just Property on 01424 444 100.

Council Tax Band - E



## ROOM DIMENSIONS

Entrance Hall

Sitting Room

18'11" x 13'10" (5.79 x 4.24)

Kitchen / Dining Room

22'4" x 8'5" (6.81 x 2.59)

Ground Floor Cloakroom / W.C

Conservatory / Rear lean-to with access to Cellar

15'5" x 11'8" (4.72 x 3.56)

Study from Downstairs Bedroom

10'4" x 12'0" (3.15 x 3.66)

Downstairs Bedroom

10'4" x 12'0" (3.15 x 3.66)

First Floor Landing

Bedroom

12'4" x 12'2" (3.76 x 3.73)

Ensuite / Shower Room

Bedroom

12'2" x 10'5" (3.71 x 3.20)

Family Upstairs Bathroom

Outside Space / Garden Wrapped Round the property

Detached Garage with Off Road Parking

17'1" x 8'2" (5.23 x 2.51)

Cellar Space off the Conservatory / Lean-to

## FEATURES

- Popular and desirable location
- Three bedroom detached property
- Garage / Off road Parking
- Attractive gardens that enjoy the sun all day long
- Family bathroom as well as an En-suite
- Open plan bright and airy spacious living
- Property split on two levels
- Within close proximity to Bexhill Town Centre
- Transport links found nearby
- Viewing essential

