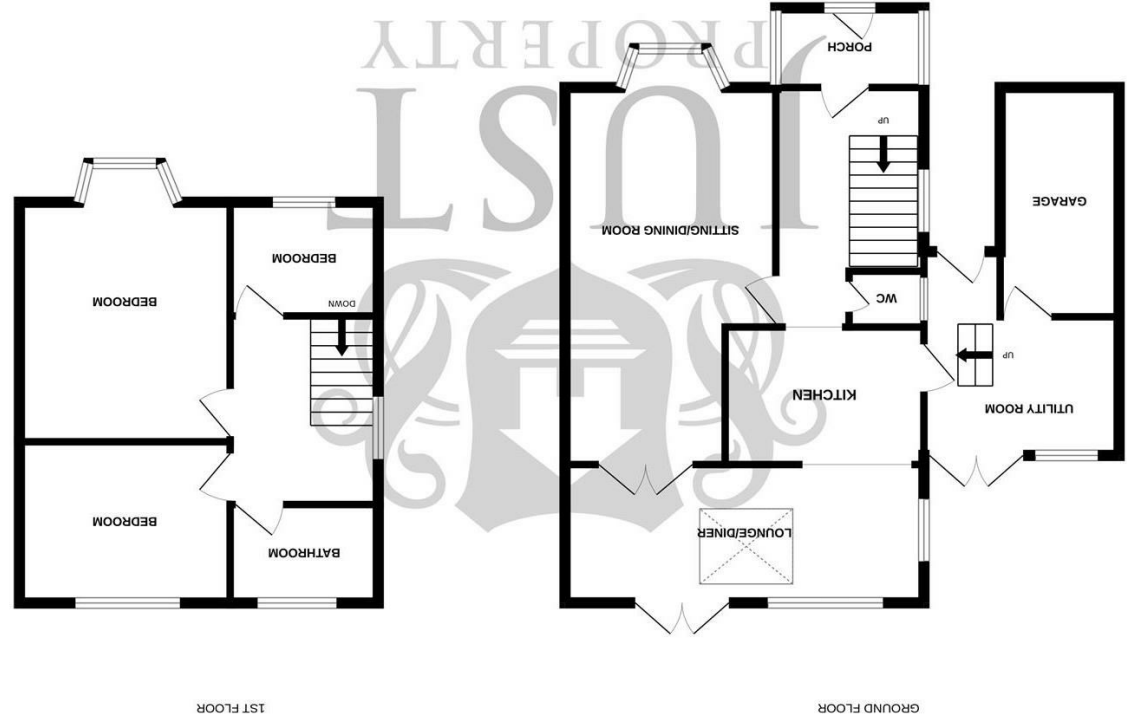


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix, 2024

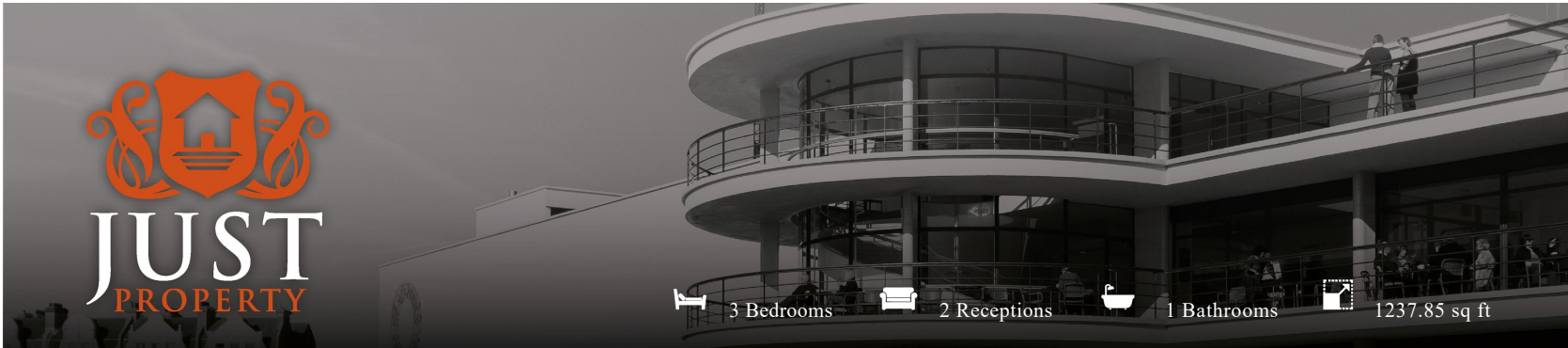
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	86
Potential	88



9 Wychurst Gardens, Bexhill-On-Sea, TN40 2EP

FLOORPLANS

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1237.85 sq ft

Freehold

£425,000

9 Wychurst Gardens, Bexhill-On-Sea, TN40 2EP





3 Bedrooms 2 Receptions 1 Bathrooms 1237.85 sq ft

PROPERTY DETAILS

£425,000

Just Property presents to the open market this **THREE BEDROOM** semi-detached extended property, conveniently located within this quiet and popular family-orientated location. The property is coming to the market **CHAIN FREE**, and viewing is considered essential so you don't miss out.

The living accommodation is arranged over two floors and is both bright and airy throughout, boasting large rooms and spacious living. This includes an entrance porch, an open-plan lounge/diner with a stunning bay window, and a recently fitted kitchen with built-in storage that opens out to the large extended family room (with skylight). The first floor is where all **THREE BEDROOMS** can be found, as well as the modern-style family bathroom. Additional benefits of this **STUNNING PROPERTY** include a handy utility room, garage and side access, double glazing throughout, and an overall peaceful feel.

Externally, the property has **OFF-ROAD PARKING** to the front, as well as a mostly laid-to-lawn front garden. The rear garden enjoys the sun and is both private and spacious.

To arrange a viewing, contact the vendors' sole agents, Just Property, on 01424 444 100.

Council Tax Band - D



ROOM DIMENSIONS

Front Door	Landing
Porch	Bedroom 8'10" x 7'4" (2.705 x 2.236)
Entrance Hallway	Bedroom 15'8" x 12'5" (4.776 x 3.805)
Downstairs W.C	Bedroom 12'5" x 10'0" (3.808 x 3.068)
Lounge / Sitting Area 25'6" x 14'3" (7.775 x 4.361)	Bathroom 8'9" x 5'9" (2.687 x 1.770)
Kitchen 10'4" x 9'11" (3.174 x 3.026)	Sunny Rear Gardens
Extended Dining / Sitting Area with Skylight 18'4" x 9'6" (5.593 x 2.915)	Laid to Lawn front Garden
Utility Area with doors out to rear Garden	
Garage	
Side Access	
Stairs up to first floor	

FEATURES

- CHAIN FREE
- Three Bedrooms
- Extended Lounge / Diner with Skylight
- Quiet and Desirable Location
- Bright and Airy Property Throughout
- Garage with internal access
- Off Road Parking to the front
- Large social rooms
- Private Rear Gardens
- Viewing Considered Essential via Just Property

