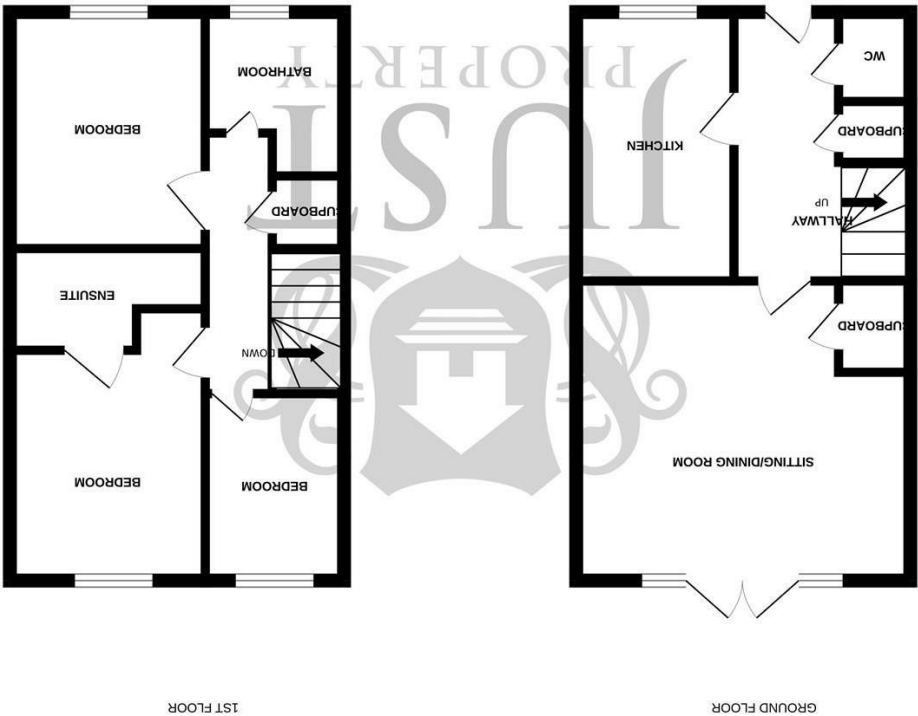




| England & Wales                             |    |           |
|---------------------------------------------|----|-----------|
| EU Directive 2002/91/EC                     |    |           |
| Very energy efficient - lower running costs | A  | (92 plus) |
|                                       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



What every attempt has been made to ensure the accuracy of the map shown here. Measurements of plots, roads, rivers, and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appearance shown here and been issued and no guarantee as to their quality or efficiency can be given.

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## FLOORPLANS

29 Furnells Way, Bexhill-On-Sea, TN40 2FA

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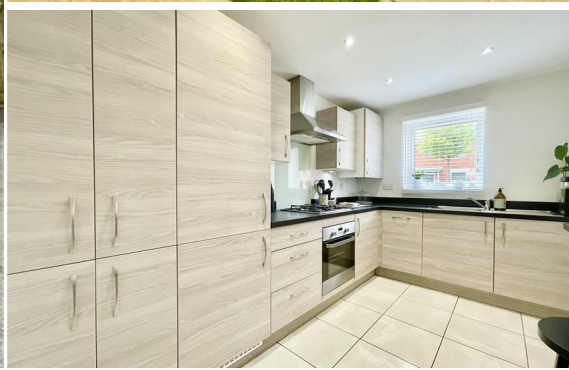


3 Bedrooms 1 Receptions 2 Bathrooms 828.82 sq ft

29 Furnells Way, Bexhill-On-Sea, TN40 2FA

Freehold

£325,000







Freehold

£325,000

 3 Bedrooms

 1 Receptions

 2 Bathrooms

 828.82 sq ft

PROPERTY DETAILS

\*\*Guide Price of £325,000 to £340,000\*\*

A wonderful opportunity to secure a beautifully presented three bedroom semi-detached house that has been extensively upgraded by the current owners since construction and that enjoys a South facing rear garden.

Immaculately presented throughout with well proportioned accommodation this hugely impressive house also boasts quality fitted kitchen/breakfast room, spacious sitting/dining room overlooking rear garden, cloakroom/wc, en-suite shower room/wc to principal bedroom, family bathroom/wc, entrance hall and excellent storage spaces. The property additionally benefits from gas boiler with radiators, double glazing and a fully boarded loft.

To the outside in addition to the impressive sunny aspect rear garden with large timber built shed there is driveway providing off-road parking for two cars.

From this peaceful and desirable location you have countryside walks, convenience store and a pharmacy close by. The seafront, Ravenside Retail Park and the many amenities of Bexhill town centre including mainline railway station are also within easy reach.

The property is to be sold with the balance of a 10 year NHBC guarantee therefore viewing is highly recommended by Just Property the sole agents, please contact us for further information and to arrange access.

ROOM DIMENSIONS

|                                                             |             |
|-------------------------------------------------------------|-------------|
| Entrance Hall                                               | Bathroom    |
| Cloakroom/wc                                                | Outside     |
| Storage Cupboard                                            | Rear Garden |
| Kitchen/Breakfast Room<br>12'4" x 7'6" (3.76 x 2.31)        | Driveway    |
| Sitting/Dining Room<br>14'11" x 14'4" max (4.57 x 4.37 max) |             |
| First Floor Landing                                         |             |
| Bedroom<br>11'8" x 8'5" (3.58 x 2.59)                       |             |
| En-suite                                                    |             |
| Bedroom<br>10'2" x 8'7" (3.10 x 2.62)                       |             |
| Bedroom<br>8'9" x 6'3" (2.67 x 1.91)                        |             |

FEATURES

- Superb Three Bedroom Semi-Detached Home
- Beautifully Presented Throughout
- Good Sized South Facing Garden
- En-suite and Family Bathroom
- Driveway with Off Road Parking
- Balance of 10 Year NHBC Guarantee Included
- Quality Fitted Kitchen
- Excellent Position within the Development
- Easy Reach of Amenities
- Viewing Recommended



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.