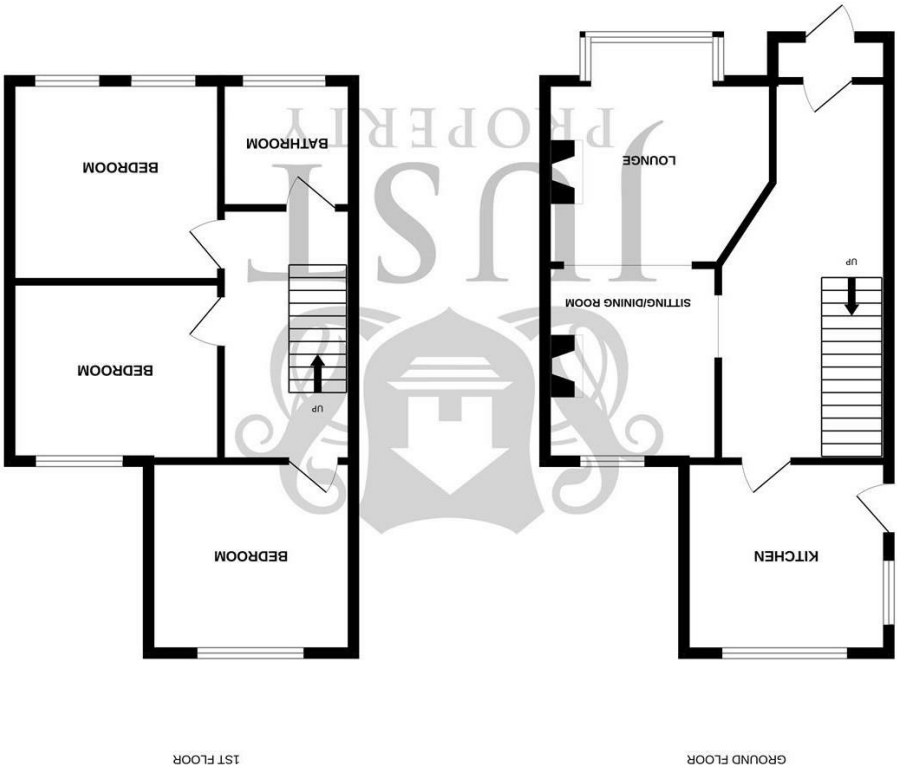




| Energy Efficiency Rating                    |         |    |
|---------------------------------------------|---------|----|
| England & Wales                             |         |    |
| EU Directive 2002/91/EC                     |         |    |
| Potential                                   | Current | 63 |
|                                             |         |    |
| 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 |         |    |



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and other items are approximate and responsibility is taken by any prospective purchaser. The service, opinion and appearance shown have not been tested and no guarantee as to their operation or efficiency can be given.



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3 Bedrooms 2 Receptions 1 Bathrooms 850.35 sq ft

200 London Road, Bexhill-On-Sea, TN39 4AE

Freehold

£319,950







## PROPERTY DETAILS

£319,950

Located on London Road in the charming town of Bexhill-On-Sea, this delightful End Of Terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 850 square feet, the property features an open plan reception / dining room, ideal for both relaxation and entertaining. The newly fitted kitchen is a standout feature, providing a contemporary space for culinary enthusiasts to create and enjoy meals.

The open plan lounge seamlessly connects to the dining room, fostering a warm and inclusive atmosphere for family gatherings or social occasions. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space for guests or a home office.

One of the highlights of this property is the large rear garden, which basks in sunlight, making it an ideal spot for outdoor activities, gardening, or simply unwinding in the fresh air. The garden offers ample space for children to play or for hosting summer barbecues with friends and family.

Conveniently located close to local amenities, residents will find shops, schools, and recreational facilities within easy reach, enhancing the appeal of this lovely home. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed house. Don't miss the chance to make this charming residence your own.

Call Just Property on 01424 444 100 to arrange a viewing.

Council Tax Band - B

## ROOM DIMENSIONS

|                                             |                   |
|---------------------------------------------|-------------------|
| Porch                                       | Large Rear Garden |
| Entrance Hallway                            |                   |
| Dining Room<br>10'11" x 9'2" (3.35 x 2.80)  |                   |
| Living Room<br>11'3" x 10'11" (3.45 x 3.35) |                   |
| Kitchen<br>9'4" x 8'8" (2.85 x 2.65)        |                   |
| Stairs Up To First Floor                    |                   |
| Bedroom<br>10'11" x 9'0" (3.35 x 2.75)      |                   |
| Bedroom<br>9'4" x 8'8" (2.87 x 2.65)        |                   |
| Bedroom<br>11'1" x 9'6" (3.40 x 2.90)       |                   |
| Bathroom                                    |                   |

## FEATURES

- End Of Terrace Property
- Large Rear Garden That Enjoys The Sun
- Open Plan Lounge / Dining Room
- Well Presented Throughout
- Close To Amenities
- Bus Routes Nearby As Well As Train Station
- Call Just Property To Arrange Access
- Council Tax Band - B



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.