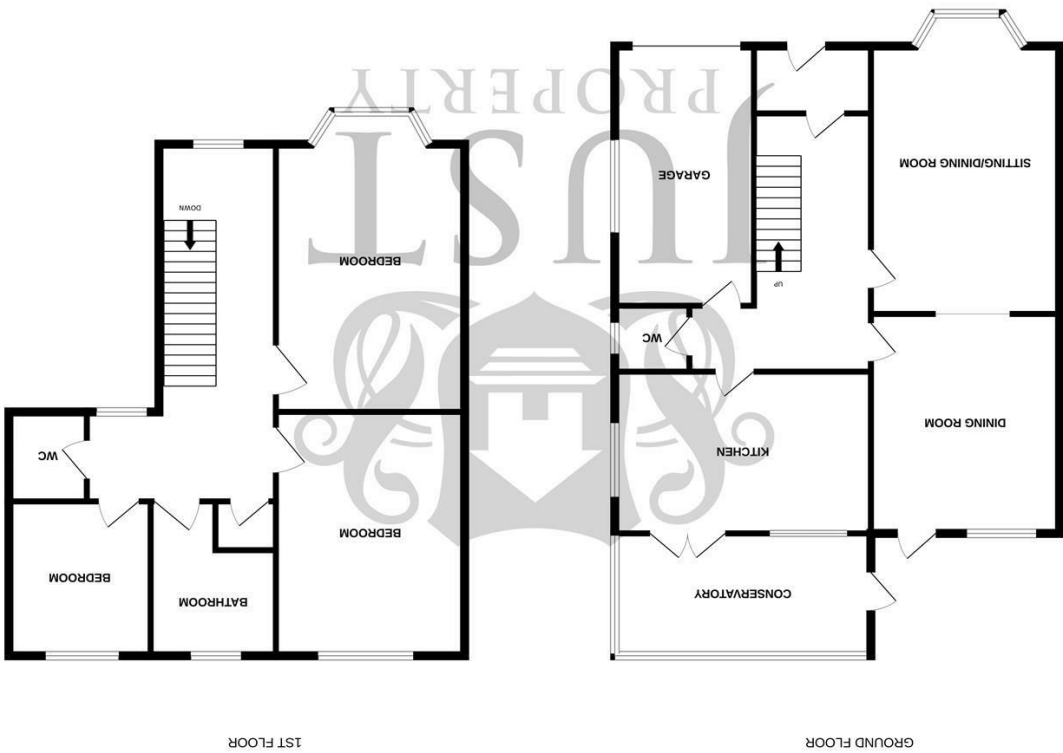




| England & Wales                             |                                             |           |
|---------------------------------------------|---------------------------------------------|-----------|
| EU Directive 2002/91/EC                     |                                         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



What every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 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 operation or efficiency can be given.

Made with Metropix 2025



## FLOORPLANS

25 Millfield Rise, Bexhill-On-Sea, TN40 1QY

www.justproperty.net



25 Millfield Rise, Bexhill-On-Sea, TN40 1QY

Freehold

£525,000





Freehold

£525,000

3 Bedrooms

3 Receptions

1 Bathrooms

sq ft

PROPERTY DETAILS

£525,000

Located in the quiet and sought-after area of Millfield Rise, Bexhill-On-Sea, this charming Three-bedroom detached family home offers a perfect blend of comfort and style. Situated in a peaceful cul-de-sac, the property is ideal for families seeking a serene environment while still being close to local amenities.

As you step inside, you will be greeted by an open plan spacious lounge / dining room, both filled with an abundance of natural light, creating a warm and inviting atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you desire a cosy lounge, a formal dining area, or a playroom for the children. The property also boasts three well-proportioned bedrooms, providing ample space for family living. The bathroom is conveniently located, ensuring ease of access for all members of the household.

One of the standout features of this home is the large rear garden, which not only offers a perfect outdoor retreat for relaxation and play but also presents stunning views of the sea. For those with vehicles, the property includes parking for off road, which is a real bonus in an area as central as this, adding to the convenience of this delightful home.

In summary, this three-bedroom detached house in Millfield Rise is a rare find, combining a peaceful location with spacious living areas and beautiful outdoor space. It is an ideal choice for families looking to settle in a welcoming community by the sea.

Do not miss the opportunity to make this lovely property your new home, to arrange access for a viewing, contact the vendors choice of sole agents Just Property to see all this stunning house has to offer for yourself.

ROOM DIMENSIONS

|                                 |                                |
|---------------------------------|--------------------------------|
| Off Road Parking Space          | Landing                        |
| Porch                           | Bedroom                        |
| Entrance Hallway                | 15'8" x 12'0" (4.779 x 3.659)  |
| Lounge                          | Bedroom                        |
| 16'5" x 11'11" (5.013 x 3.651)  | 11'11" x 12'0" (3.657 x 3.659) |
| Dining Room                     | Bathroom                       |
| 11'11" x 11'10" (3.642 x 3.622) | 6'4" x 6'0" (1.955 x 1.831)    |
| Kitchen                         | W.C                            |
| 17'2" x 9'5" (5.257 x 2.877)    | Bedroom                        |
| Conservatory                    | 8'7" x 10'1" (2.638 x 3.080)   |
| 16'1" x 6'9" (4.920 x 2.075)    | Large Rear Garden              |
| W.C                             | Outside Sheds                  |
| Garage                          |                                |
| 16'8" x 9'9" (5.092 x 2.996)    |                                |
| Stairs Up To First Floor        |                                |

FEATURES

- Highly Desirable And Quiet Location
- Within Close Proximity To Local Amenities And Train Station
- Stunning Rear Views Overlooking The Sea
- Large Rear Garden That Enjoys The Sun
- Off Road Parking Space As Well As A Garage
- Three Double Bedrooms Upstairs
- Filled With An Abundance Of Natural Light Throughout
- Immaculately Presented Throughout Credit To The Current Owner
- Council Tax Band - D
- Viewing Considered Essential Via Just Property



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.