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De La Warr Road, Bexhill on Sea, TN40 2JJ

£2,200 Per Calendar Month



# Oliver & Bailey

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**Entrance porch**

**Entrance hallway**

**Cloakroom**

**Living Room**

*16'6" x 11'5" (5.05m x 3.48m)*

**Kitchen / Diner**

*26'2" x 13'10" (7.98m x 4.24m)*

**Bedroom One (Ground Floor)**

*12'9" x 8'9" (3.89m x 2.67m)*

**Ensuite shower room**

**Bedroom Two (Ground Floor)**

*10'5" x 7'8" (3.20m x 2.36m)*

**First floor landing**

**Bedroom Three**

*13'5" x 12'7" (4.09m x 3.86m)*

**Bedroom Four**

*15'10" max x 13'5" (4.85m max x 4.09m)*

**Bathroom**

**Garage**

**Driveway parking**

**Front & rear gardens**



**Furnished Options: Unfurnished**

**Council Tax Band: E**

**Available Date: 31st May 2024**

# Oliver & Bailey

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**FINISHED TO A HIGH SPECIFICATION THROUGHOUT.... Call Acacia or Ellie at Oliver & Bailey to view this well presented four bedroom detached family home.**

**Located in De La Warr Road, Bexhill an favoured road within a short walk to Glyn Gap Retail Park and Bexhill town centre with its array of amenities, mainline railway station, bus services and the iconic De La Warr Pavilion. Little Common Village is also within close proximity with its amenities, doctors surgery, independent shops and the sought after primary school.**

**Rarely available to the rental market the bright and spacious accommodation comprises a large reception room, spacious kitchen with dining area, cloakroom and two ground floor bedrooms one has a ensuite shower.**

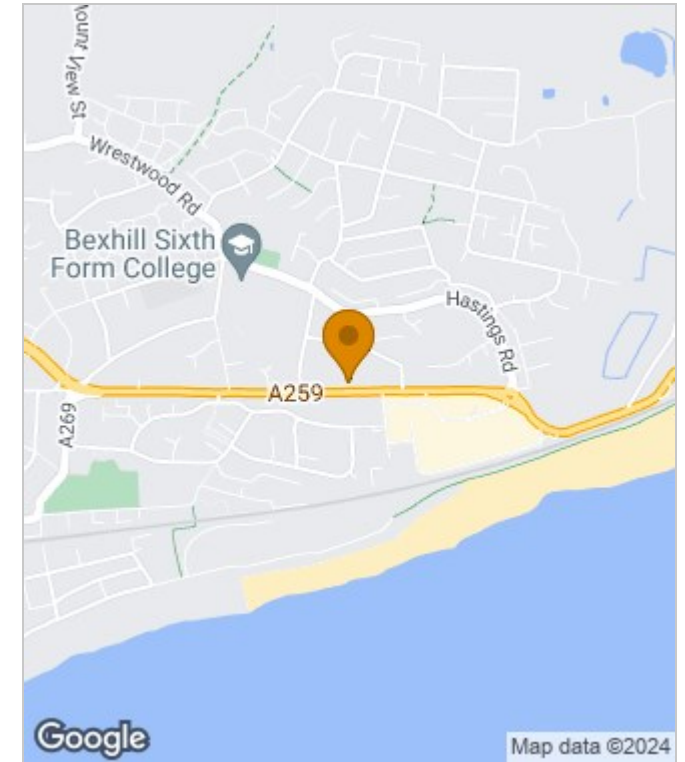
**On the first floor there are two further good sized bedrooms and bathroom with shower over bath.**

**The property boasts large gardens to the front and rear, driveway parking, garage, gas central heating and double glazing.**

## FLOORPLAN



## AREA MAP



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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