



Brinklehurst Drive, Bexhill-On-Sea TN40 2FL



welcome to

Brinklehurst Drive, Bexhill-On-Sea

GUIDE PRICE £375,000 - £400,000 Fox & Sons are proud to present this beautiful and modern detached three-bedroom house nestled in the highly desired family friendly location of Pebsham. This home features an open kitchen-diner, separate lounge, three bedrooms and an en-suite to the master!



Front Garden

With mature shrubbed borders and additional space for parking at least two vehicles.

Entrance Hall

The entrance cloakroom leads seamlessly into the lounge, kitchen dining-room and the downstairs additional WC, which comprises of a low-level WC and pedestal wash hand basin unit.

Lounge

16' 2" x 10' 5" (4.93m x 3.17m)

The lounge area is bright and airy, featuring double-glazed double-aspect windows to the front and side aspects, two radiators, multiple powerpoints and real wooden flooring throughout.

Kitchen

13' 1" x 7' 3" (3.99m x 2.21m)

With the real wooden flooring seamlessly continuing, the kitchen also comprises of a range of wall and base units for storage, quartz worktops with a single sink & drainer unit, a four ring induction hob, double-glazed window to the rear aspect and multiple powerpoints.

Dining Room

10' x 8' 8" (3.05m x 2.64m)

Featuring large, double-aspect & double-glazed windows to the front and side aspects, double-glazed double doors conveniently leading out into the garden, radiator, real wooden flooring continued and a large opening to the kitchen - a perfect layout for entertaining guests & family!

Bedroom One

9' 9" x 9' 7" (2.97m x 2.92m)

The first double bedroom consists of double-glazed double-aspect windows to both the front and side aspects, a spacious built in wardrobe, radiator, powerpoints and access to the en-suite...

En-Suite

7' 3" x 5' 1" (2.21m x 1.55m)

With an opaque, clouded double-glazed window to the side aspect, a double shower with electric shower fittings, low-level WC and wash hand basin.

Bedroom Two

12' 5" x 10' 3" (3.78m x 3.12m)

The second double bedroom comprises of a double-glazed window to the rear aspect, a built in wardrobe, powerpoints and radiator.

Bedroom Three

7' 4" x 6' 11" (2.24m x 2.11m)

The third bedroom comprises of a double-glazed window to the side aspect, powerpoints and a radiator.

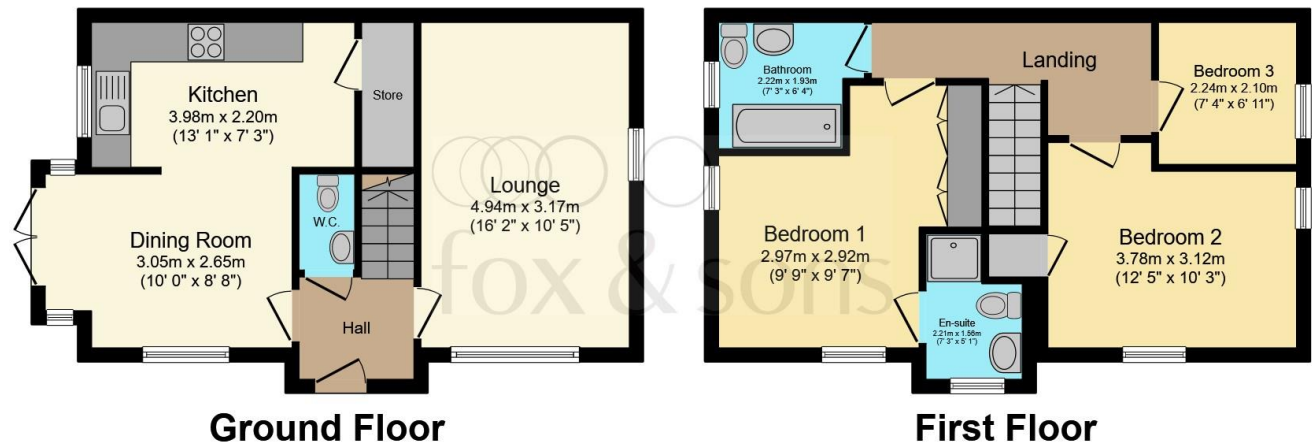
Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)

A matching white suite featuring a panelled bath, low-level WC, pedestal wash hand basin and an opaque double-glazed window to the rear aspect.

Rear Garden

The South-facing garden features a large paved patio area which spans over two sides, an area of lawn, additional storage shed and panel fencing surround, giving a sense of seclusion and privacy.



Total floor area 86.7 m² (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Brinklehurst Drive, Bexhill-On-Sea

- ***GUIDE PRICE £375,000 - £400,000***
- DETACHED HOUSE
- IMMACULATE CONDITION
- UNDER 10 YEARS OLD
- EN-SUITE

Tenure: Freehold EPC Rating: B

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BOS111869 - 0002

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