



Peter
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Independent Family Estate Agents

Within A Small Modern Development In Flimwell

£425,000

3 2 1



Situated within a small development in the heart of Flimwell village, this immaculately presented three-bedroom end of terrace house, built in 2018, offers modern living at its finest. As you step into the inviting entrance hall, you are greeted with doors leading to a convenient cloakroom, a stylish kitchen/diner, and a spacious living room. The kitchen/diner is a light and spacious, featuring modern units with solid wood work surfaces, a sleek glass splashback, and ample space for a dining table, perfect for family meals and entertaining guests.

The living room, located to the rear of the property, provides a cosy retreat with double-glazed doors opening out to the private west facing rear garden, creating seamless indoor-outdoor living. Upstairs, the home boasts three well-appointed bedrooms, including a principal bedroom with a modern ensuite shower room, and fitted wardrobes. A family bathroom serves the additional bedrooms, completing the upper floor's accommodation.

The private rear garden is idyllic, with a separate office/studio, offering a versatile space for work or leisure.

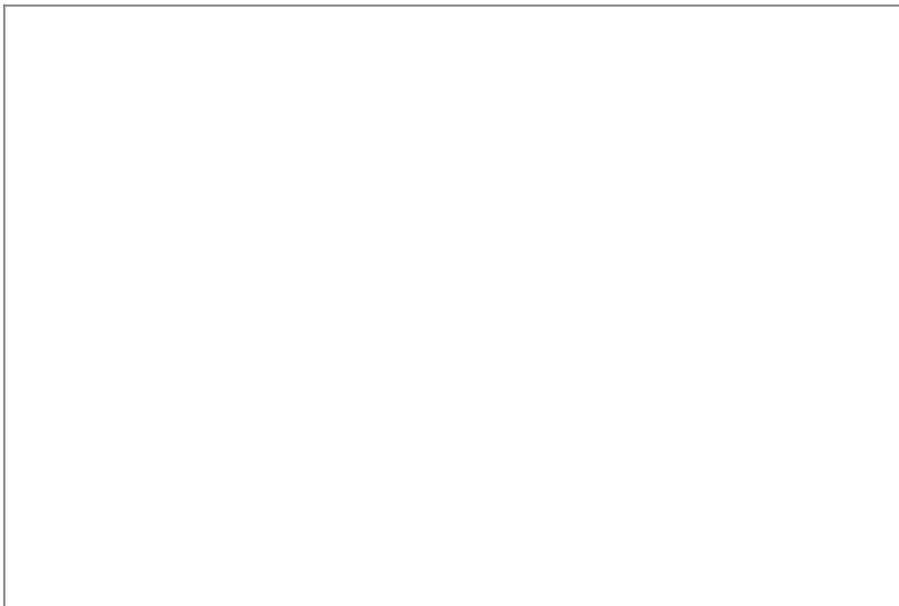
In addition to garden, residents of the nine properties within Hurst Wood Close also have the benefit of accessing a fabulous adjacent communal meadow.

The property has allocated parking for two cars, adding to the convenience of this delightful home. With its contemporary design and thoughtful layout, this property in Flimwell village is a true gem, ready to welcome its new owners.

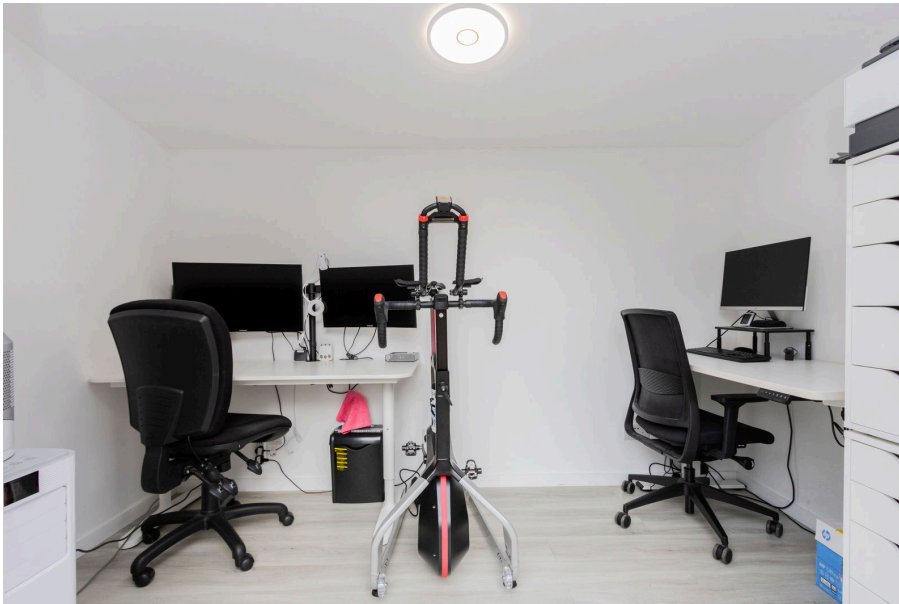
Agents Notes

There is a £225 per/annum maintenance charge.





- THREE BEDROOM END OF TERRACE HOUSE
- RESIDENTS ENJOY THE USE OF A PRIVATE MEADOW
- ENSUITE TO PRINCIPLE BEDROOM
- DETACHED GARDEN STUDIO/OFFICE
- EPC RATING B
- WITHIN A SMALL DEVELOPMENT BUILT IN 2018
- MODERN FITTED KITCHEN/ DINER
- LIVING ROOM WITH FRENCH DOORS TO THE GARDEN
- ONWARD CHAIN IS COMPLETE
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		