

**RUSH
WITT &
WILSON**



**Plot 5, Clavering Park Clavering Walk, Bexhill-On-Sea, East Sussex TN39 4TW
£731,995 Freehold**

The Falconer is a delightful 4-bedroom family home which comes complete with double bedrooms, an open-plan kitchen and dining area, and a dual-aspect family room. The hallway welcomes residents and guests into the home, with the living room immediately on the left. Offering an expansive space for family get-togethers, it also boasts a set of French doors which lead out to the rear garden. Across the hall, a dual-aspect family room supplies a brightly lit area for more relaxed socialisation. The open-plan kitchen and dining area is situated to the rear of the home, a highlight of which is the triple aspect. A kitchen island is centrally situated, ideal for extra preparation space, with the main kitchen units spanning across one wall for a low-maintenance appeal. This is perfectly balanced with functionality as the kitchen comes complete with a host of impressive integrated appliances ready for use straight away and modern spotlight lighting. An adjoining utility room supplies extra preparation space. Upstairs, the four bedrooms are all double in size, with bedrooms 1 and 2 featuring an en suite for an additional layer of luxury, and bedroom 1 boasting a dedicated dressing area with wardrobe space. The family bathroom comes complete with a bath and separate shower enclosure, as well as a towel warmer, tiling, pristine sanitaryware, and chrome brassware. Clavering Park is a collection of 2, 3 and 4-bedroom homes situated in Bexhill-on-Sea, East Sussex. This attractive development boasts a range of energy-efficient homes with a garage or parking space for every plot, alongside landscaping to the front of all homes.



Disclaimer: All photo's contained in this brochure are for illustrative purposes only and should not be relied upon.

- **Dual-Aspect Family Room**
- **Modern Fitted Kitchen & Dining Room**
- **Four Double Bedrooms**
- **French Doors Leading to the Rear Garden**
- **Private Garden**
- **En Suite To Bedrooms One & Two; Dressing Area To Bedroom One**
- **10-Year Warranty & Insurance Protection**
- **Detached House**
- **Stunning Cooden Location**
- **Council Tax Band F**

Accommodation

Entrance Hallway

Living Room

20'8" x 11'3" (6.31 x 3.45)

Kitchen & Dining Room

18'1" x 12'2" (5.52 x 3.73)

Family Room

12'2" x 10'6" (3.71 x 3.21)

Utility

6'7" x 5'3" (2.02 x 1.62)

Cloakroom

First Floor Landing

Bedroom One

12'3" x 11'5" (3.74 x 3.50)

Ensuite

Bedroom Two

11'6" x 10'10" (3.51 x 3.31)

En-Suite

Bedroom Three

10'5" x 10'1" (3.20 x 3.08)

Bedroom Four

8'10" x 18'4" (2.71 x 5.59)

Bathroom

Outside

Front Garden

Rear Garden

Garage

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. Council Tax Band – F property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

A REPUTATION YOU CAN RELY ON

Over 75 years of great homes and great service

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

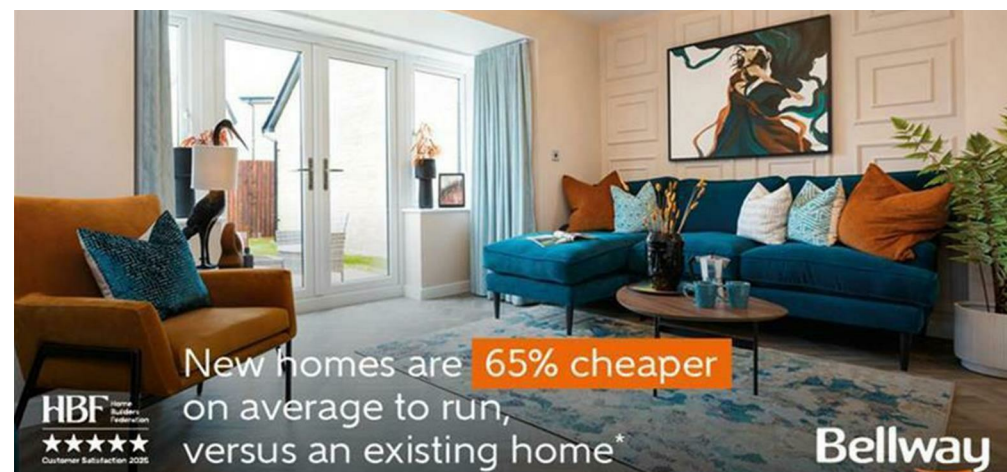
In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Continuing growth

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.

10 Years NHBC Warranty







About the Development

Clavering Park is a collection of 2, 3 and 4-bedroom homes situated in Bexhill-on-Sea, East Sussex. This attractive development boasts a range of energy-efficient homes with a garage or parking space for every plot, alongside landscaping to the front of all homes.

The site is particularly suited to families and first-time buyers, offering strong transport connections and picturesque public spaces. The surrounding area is also home to a range of leisure facilities, excellent shopping opportunities, and well-regarded schools.

Register your interest of our properties in Bexhill today!

Why Buy With Bellway?

At Bellway we have always built attractive and desirable new homes. That's why we've become one of the five largest builders in Britain. But now there's even more reason to choose a Bellway home.

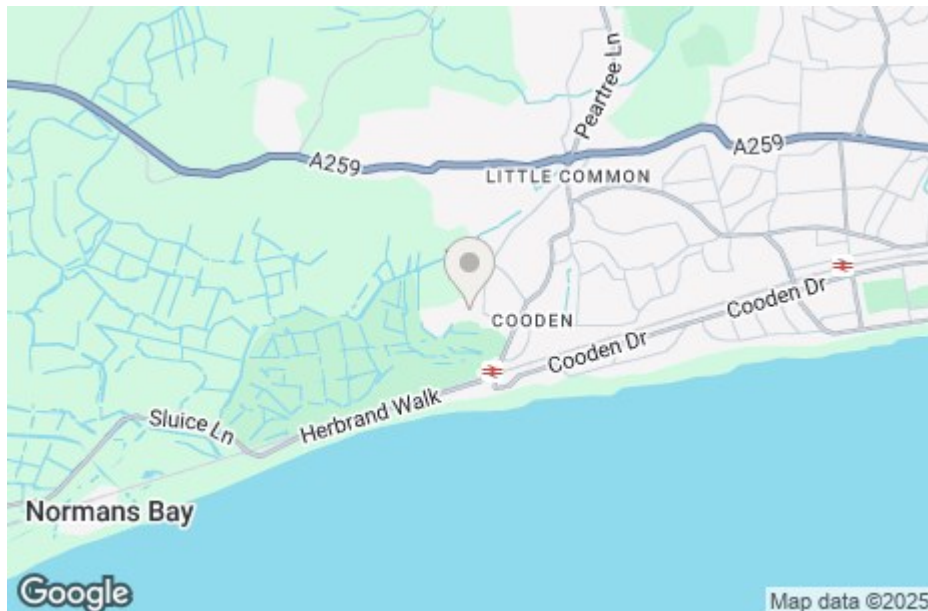
To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

Express Mover

"We have a home to sell"

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price.

You could soon be moving into your new dream home, start your journey with us today.





- The Saddler
Plot 22
- The Coiner^{Life}
Plots 21, 24, 33 & 34

3 Bedroom Homes

- The Coppersmith^{Life}
Plots 3, 12, 13, 45, 46, 53, 54, 57, 58 & 70
- The Fuller^{Life}
Plots 4, 8, 32, 37, 40, 65, 66 & 69
- The Blemmere^{Life}
Plot 20

4 Bedroom Homes

- The Philosopher^{Life}
Plots 1, 6, 11, 25, 35 & 44
- The Falconer
Plots 5, 7, 14, 27 & 52
- The Minster
Plots 26 & 36
- The Durley
Plots 62 & 64

5 Bedroom Homes

- The Napier
Plots 59, 61 & 63
- The Sandbank
Plot 60

2-4 Bedroom Homes

- Shared Ownership

Key to plan

- v Visitor parking
- u Unallocated parking
- bcp Bin collection point
- LEAP Local equipped Area for Play

**RUSH
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Lettings & Property Management**



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