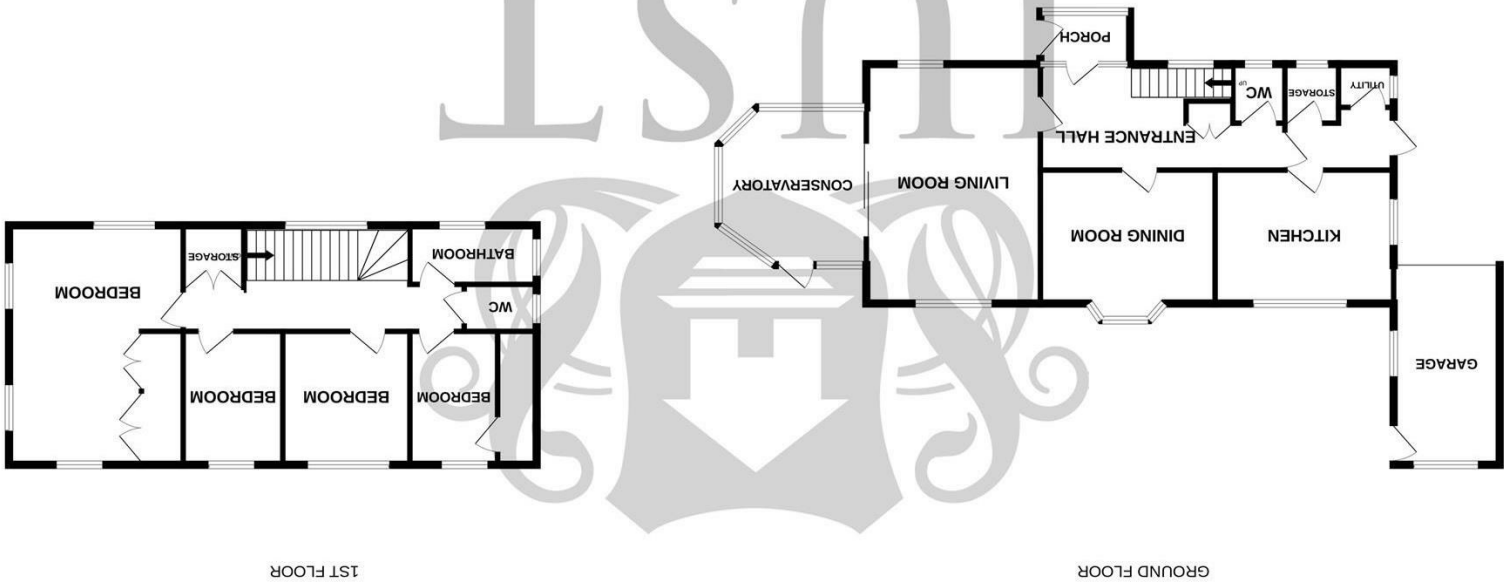




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
51	71	G (1-20)
		Not energy efficient - higher running costs



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximately as 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 operability or efficiency can be given.

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2 Newlands Avenue, Bexhill-On-Sea, TN39 4HA

## FLOORPLANS

www.justproperty.net



2 Newlands Avenue, Bexhill-On-Sea, TN39 4HA

Freehold

£585,000







Freehold

£585,000



4 Bedrooms

3 Receptions

1 Bathrooms

1840.63 sq ft

## PROPERTY DETAILS

\*\*\*GUIDE PRICE £585,000 - £595,000\*\*\*

Just Property are proud to bring to the open market this standout detached residence, offering seclusion, character, and charm throughout. Set back from the road, this captivating 1930s Larkin built home is a true timepiece, blending elegance with modern comforts. Conveniently situated backing on to the Downs Itself, this property has a sense of privacy whilst also feeling at one with the surrounding area.

This delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,841 square feet, the property boasts Four bedrooms, making it an ideal family home. The three well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that every family member has their own area to unwind.

One of the standout features of this residence is its south-facing gardens, which are not overlooked, allowing for a private outdoor retreat where you can bask in the sun or enjoy al fresco dining. The gardens are perfect for children to play or for hosting summer gatherings with friends and family. In addition to its generous living space, the property offers both off road parking and garage space. Residents will appreciate the close proximity to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.

This home presents a wonderful opportunity for those seeking a peaceful yet accessible lifestyle in Bexhill-On-Sea. With its attractive features and prime location, it is sure to appeal to families and individuals alike. Do not miss the chance to make this lovely house your new home.

Contact the vendors choice of sole agents, Just Property on 01424 444 100 to arrange access. Viewing is via appointment only.

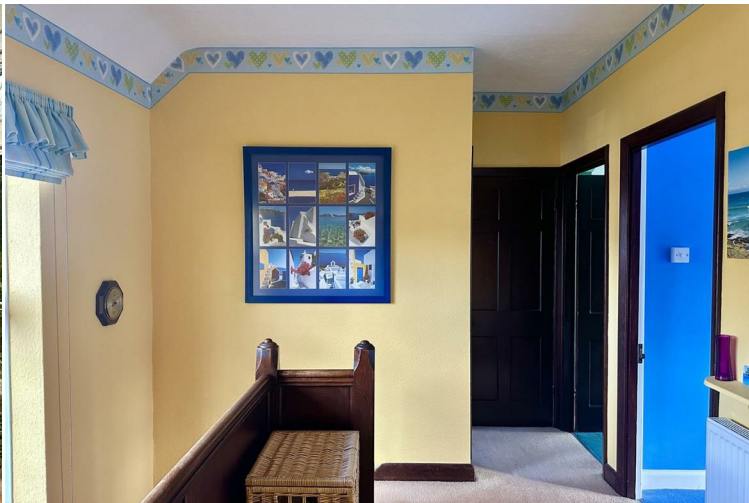
Council Tax Band - E

## ROOM DIMENSIONS

Porch	First Floor Landing
Front Door	Principal Bedroom 14'11" x 20'0" (4.547 x 6.097)
Entrance Hallway	Bedroom 12'5" x 7'6" (3.804 x 2.287)
Living Room 19'11" x 14'11" (6.089 x 4.565)	Bedroom 12'5" x 10'11" (3.793 x 3.341)
Conservatory 13'1" x 12'7" (3.998 x 3.859)	Bedroom 11'2" x 7'8" (3.411 x 2.344)
Dining Room 15'0" x 11'9" (4.596 x 3.604)	Bathroom
Utility Area	W.C
Downstairs W.C	Garage 20'2" x 10'5" (6.148 x 3.191)
Multiple Storage Opportunities	Off Road Parking
Kitchen / Breakfast Room 13'9" x 12'11" (4.202 x 3.949)	
Stairs Up To First Floor	

## FEATURES

- Stunning Detached Family Home
- Large Mature Gardens Backing On to The Downs
- Four Bedrooms
- An Abundance Of Charm Throughout
- Spacious Living Accommodation
- Conservatory Overlooking Surrounding Gardens
- Lies On A Generous Sized Plot
- Conveniently Situated Close To Shops / Amenities
- Viewing Considered Essential Via Just Property
- Call 01424 444 100 To Arrange Access



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.