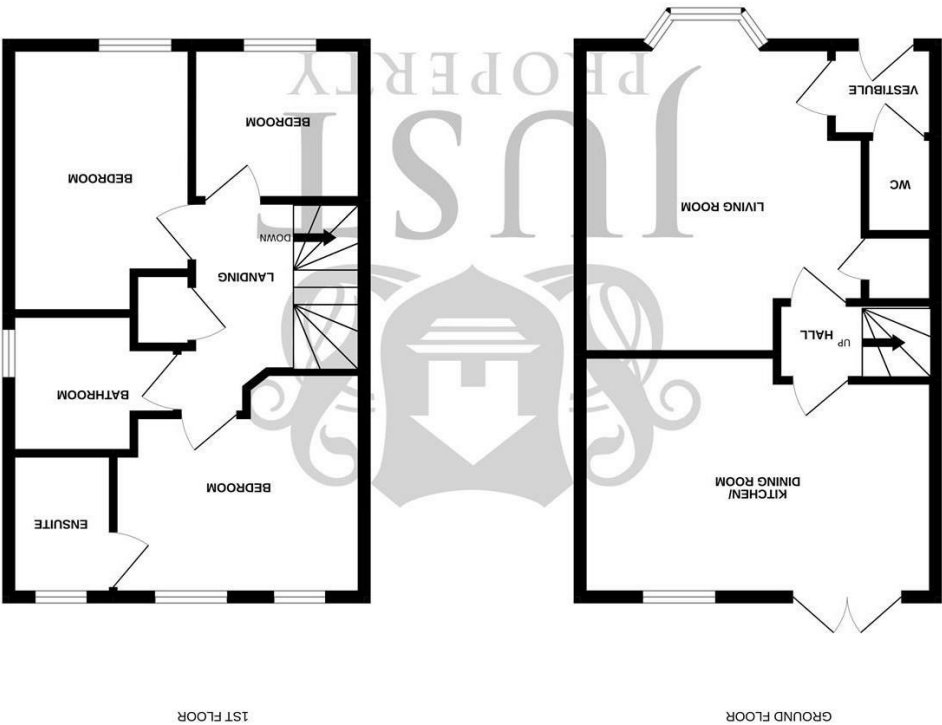




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	84	96
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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.

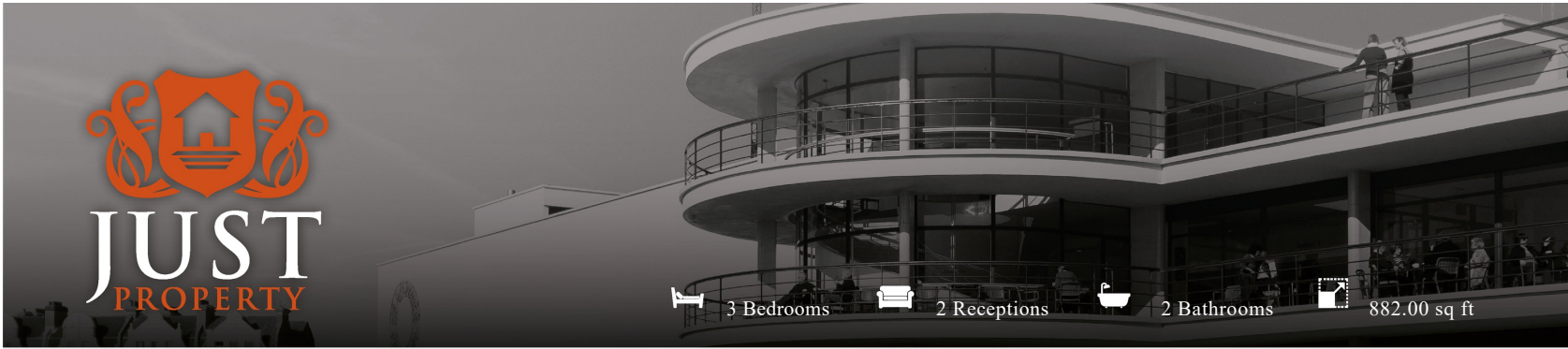
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FLOORPLANS

10 Pelton Close, Little Common, TN39 4GG

www.justproperty.net



3 Bedrooms 2 Receptions 2 Bathrooms 882.00 sq ft

10 Pelton Close, Little Common, TN39 4GG

Freehold

£360,000





Freehold

£360,000

3 Bedrooms 2 Receptions 2 Bathrooms 882.00 sq ft

PROPERTY DETAILS

A three bedroom semi-detached home situated in a quiet cul-de-sac, on the edge of Rosewood Park in Bexhill backing onto woodlands & countryside. Little Common is also just a short walk away with access to transport links, schools & beaches, just minutes away. Built in 2019 the accommodation includes a entrance hall, sitting room with south facing bay window with access to understairs storage, contemporary fitted kitchen/dining room with integrated appliances, wall mounted & under worksurface cupboards providing ample storage, family dining area with French doors leading into the rear garden which is laid to lawn & a patio area. There is also a downstairs W.C. To the first floor landing there is a shelved storage cupboard & loft access, three bedrooms, one benefiting from en-suite shower room & W.C. Also a further family bathroom with full-size bath, wall-mounted shower & W.C. There is off-road parking for a number of vehicles. The development itself benefits from well cared for communal areas, children's play areas & additional visitors parking bays throughout. There is an annual fee of £268pa towards the upkeep.

This property is offered for sale using the Reservation fee process. When an offer is accepted, the buyer will be required to make payment of a non-refundable Reservation Fee of 1% +VAT of the purchase price (in addition to the final negotiated selling price). This is subject to a minimum amount of £6,600 including VAT. This will secure the transaction & the property will be taken off the market. The buyer will not be exchanging contracts but will be given 90 working days in which to complete the transaction, from the date the draft contract is received by the buyer's solicitor (or 10 working days after receipt of the Reservation Fee, whichever is earlier. The buyer will also be required to pay a legal pack fee of £396 including VAT & to sign the Reservation Form and agree the Terms and Conditions prior to solicitors being instructed.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hallway	7'6 x 7'2 (2.29m x 2.18m)
WC	Bathroom
	7'1 x 6'9 (2.16m x 2.06m)
Living Room	Front Garden
16'7 x 12'4 (5.05m x 3.76m)	
Inner Hall	Rear Garden
Kitchen/Dining Room	Driveway / Off Road Parking
15'7 x 10'8 (4.75m x 3.25m)	
Stairs Leading To	
First Floor Landing	
Bedroom	
10'8 x 9'10 (3.25m x 3.00m)	
Ensuite	
Bedroom	
12'10 x 8'1 (3.91m x 2.46m)	

FEATURES

- Being sold through GOTO reservation fee option
- Buyers fee applies
- Three Bedrooms
- Two Bathrooms
- Balance of 10-Year NHBC Warranty
- Immaculately Presented
- Level Garden
- Quiet Cul-de-sac
- Nearby Fields and Woodland Walks
- Walking Distance to Little Common

