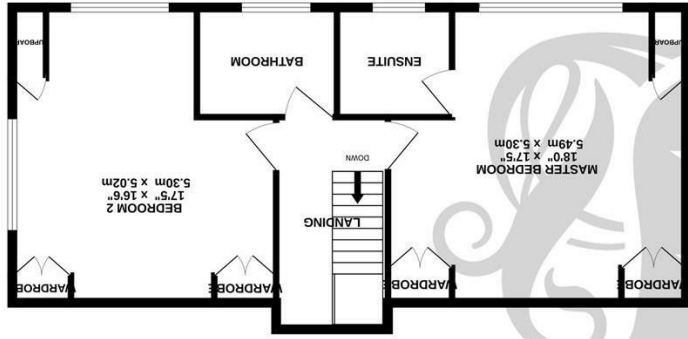
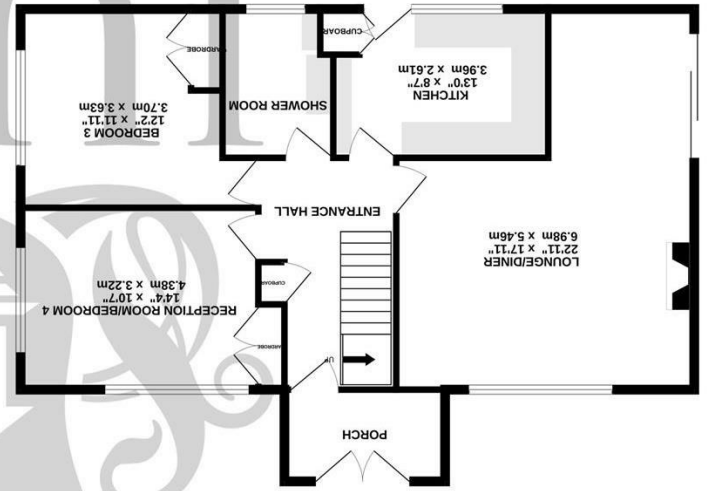


Energy Efficiency Rating	
Current	Potential
70	79
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

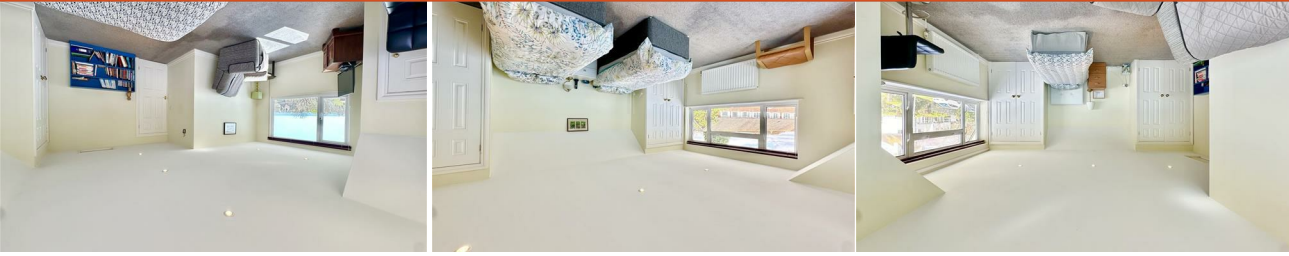


1ST FLOOR  
738 sq. ft. (68.5 sq. m.) approx.



GROUND FLOOR  
985 sq. ft. (91.5 sq. m.) approx.

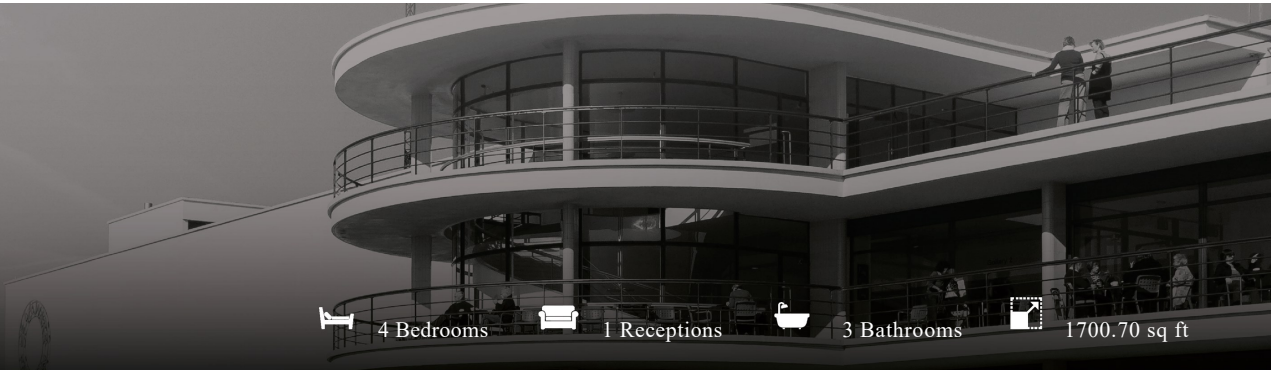
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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# FLOORPLANS

1 Tiverton Drive, Bexhill On Sea, TN40 2JH

www.justproperty.net



4 Bedrooms | 1 Receptions | 3 Bathrooms | 1700.70 sq ft

Freehold

£475,000

1 Tiverton Drive, Bexhill On Sea, TN40 2JH





4 Bedrooms 1 Receptions 3 Bathrooms 1700.70 sq ft

## PROPERTY DETAILS

Just Property are proud to bring to the open market this substantial THREE / FOUR BEDROOM detached family home which is immaculately presented throughout credit to the current owners. The property offers versatile and spacious living and boasts multiple windows all flooding in natural light. The current sellers use the property as a three bedroom, two reception room but this could also benefit as a fourth bedroom/office/dining room.

Situated within a cul-de-sac being just a short walk away from local schools, shopping centers, Bexhill College and just a small drive from Bexhills historic Old Town and Bexhill Town Centre with its variety of different shops, cafes and restaurants as well as Mainline Railway station connecting to London and Brighton.

The property's living accommodation is deceptively spacious comprising two floors which include an impressive entrance hall, a large sitting room / diner which boasts patio doors out to the rear garden, a modern kitchen with multiple fitted appliances and white goods, two downstairs bedrooms both including built in storage spaces and a downstairs shower room / W.C. The first floor has two more double bedrooms both boasting AMAZING SEA VIEWS and the main bedroom includes an ensuite. There is also a family sized spacious bathroom as well.

Externally the property has OFF ROAD PARKING for multiple vehicles, a garage that can also be accessed via the rear, a slabbed patio area that enjoys the sun for most of the day and another side garden that is mostly laid to lawn which comprises of attractive planting and shrubs. There is also an outside seating area which would be ideal for alfresco dining and hosting.

Further benefits include a quiet desirable location, large rooms throughout, double glazing and gas central heating.

To arrange access for a viewing and to see all this stunning property has to offer, contact the vendors choice of sole agents Just Property on 01424 444 100.



## ROOM DIMENSIONS

1 Tiverton Drive	Stairs up to First Floor
Garage	Landing
Off Road Parking	Bedroom 18'0" x 17'4" (5.5 x 5.3)
Front Garden	Ensuite
Porch	Bathroom
Entrance Hall	Bedroom 17'4" x 16'4" (5.3 x 5.0)
Bedroom 14'5" x 10'5" (4.4 x 3.2)	Spacious Rear / Side Garden
Bedroom/Reception Room 12'1" x 11'9" (3.7 x 3.6)	
Shower Room	
Kitchen 13'1" x 8'6" (4.0 x 2.6)	
Lounge / Diner 22'11" x 18'0" max (7.0 x 5.5 max)	

## FEATURES

- Detached Family Home
- Four Double Bedrooms
- Bright and Airy Throughout
- Amazing Sea Views
- Garage and Parking
- Ensuite off First Bedroom
- Highly Attractive Gardens
- Large Rooms
- Plenty of Storage Spaces
- Desirable Location

