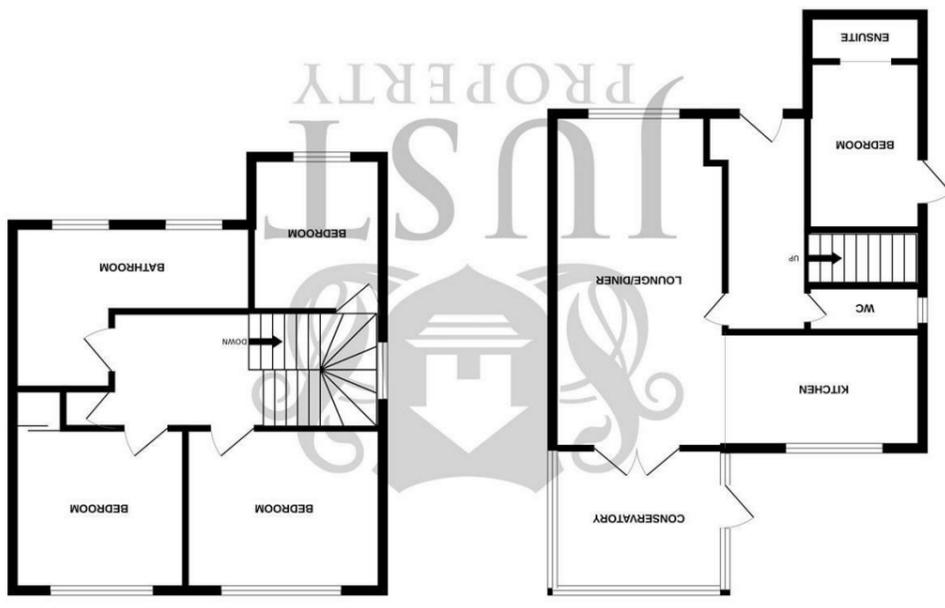


What every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and appliances are approximate and should be used as a guide only. The service, systems and appliances shown here are not guaranteed and no guarantee is given as to their quality or efficiency. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| 76  | 88        |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC<br>Not energy efficient - higher running costs<br>Very energy efficient - lower running costs |           |
| A (92 plus)<br>B (81-91)<br>C (69-80)<br>D (55-68)<br>E (39-54)<br>F (21-38)<br>G (1-20)  |           |



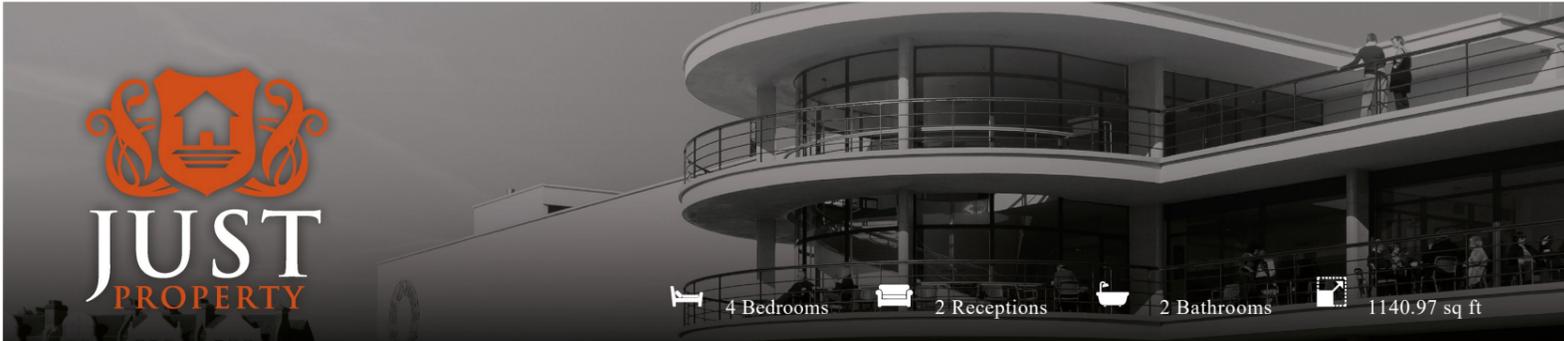
1ST FLOOR GROUND FLOOR



# FLOORPLANS

35 Quebec Close, Bexhill-On-Sea, TN39 4HX

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1140.97 sq ft

Freehold

# £374,950

35 Quebec Close, Bexhill-On-Sea, TN39 4HX





4 Bedrooms 2 Receptions 2 Bathrooms 1140.97 sq ft

## PROPERTY DETAILS

**\*\*£374,950\*\***

A well-presented semi-detached three-bedroom family home positioned in a quiet residential cul-de-sac. The property is set on the edge of the attractive Bexhill Down and is within walking distance of open parkland and wooded areas, as well as local playgrounds for children. Close by are various secondary schools and primary schools, Bexhill town centre with its fantastic seafront and promenade, mainline railway station, and fantastic selection of independent shops, cafés, and boutiques.

The property boasts open-plan living accommodation and is both bright and airy throughout. Sitting on two floors with large rooms, this would make the ideal family home.

Further benefits include gas-fired central heating and UPVC double glazing.

To fully appreciate the position of this wonderful family home, viewing is highly recommended by the vendor's choice of sole agent, Just Property. Please call 01424 444100 for more details.

Council Tax Band - D



## ROOM DIMENSIONS

Front Door

Hallway

Downstairs W.C

Open Plan Lounge / Diner  
25'8" x 9'11" (7.838 x 3.042)

Open Plan Kitchen  
11'0" x 10'7" (3.374 x 3.229)

Conservatory  
10'2" x 9'9" (3.118 x 2.976)

Stairs up to First Floor

Bedroom  
13'8" x 7'8" (4.183 x 2.337)

Bedroom  
13'8" x 10'7" (4.182 x 3.250)

Bedroom  
13'11" x 9'10" (4.244 x 2.999)

Bathroom

12'8" x 9'3" (max) (3.865 x 2.824 (max))

Front / Rear Garden

Off Road Parking

## FEATURES

- Large Rooms Throughout
- Off Road Parking to the front of the property
- Open Plan Living Accommodation
- Desirable Location
- Close to the Downs
- Double Bedrooms Throughout
- Side Access to the Rear Garden
- Stunning Bathroom
- Viewing Considered Essential
- Council Tax Band - D

