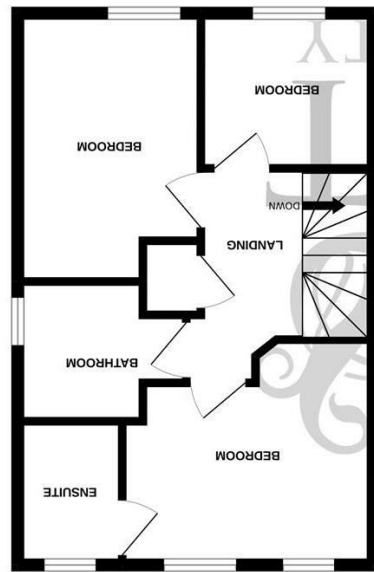
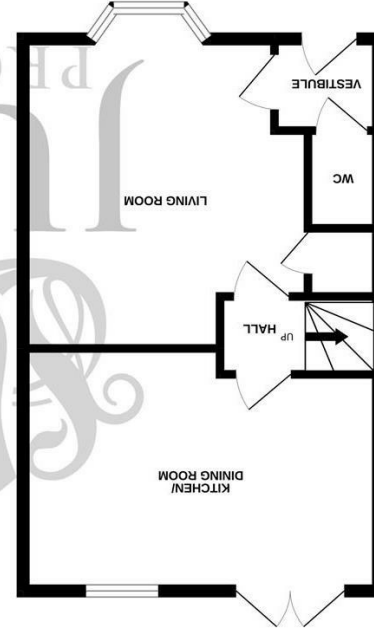


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and appliances shown have not been tested and no guarantee is given. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given. As to their operation or efficiency can be given. Made with Metropix 02022

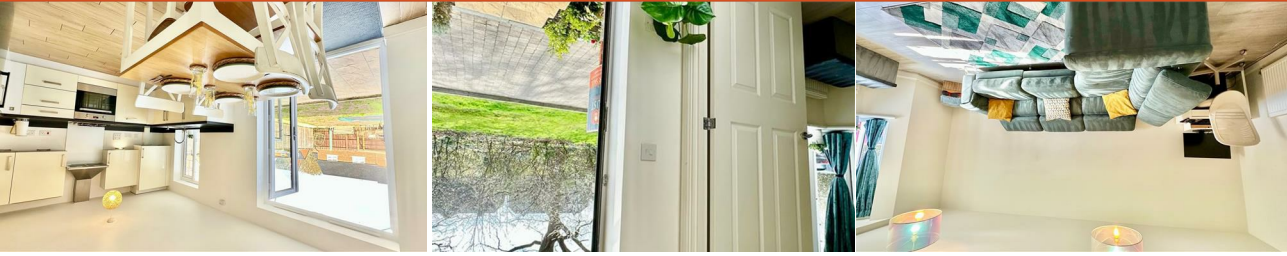
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	84
Potential	96



1ST FLOOR



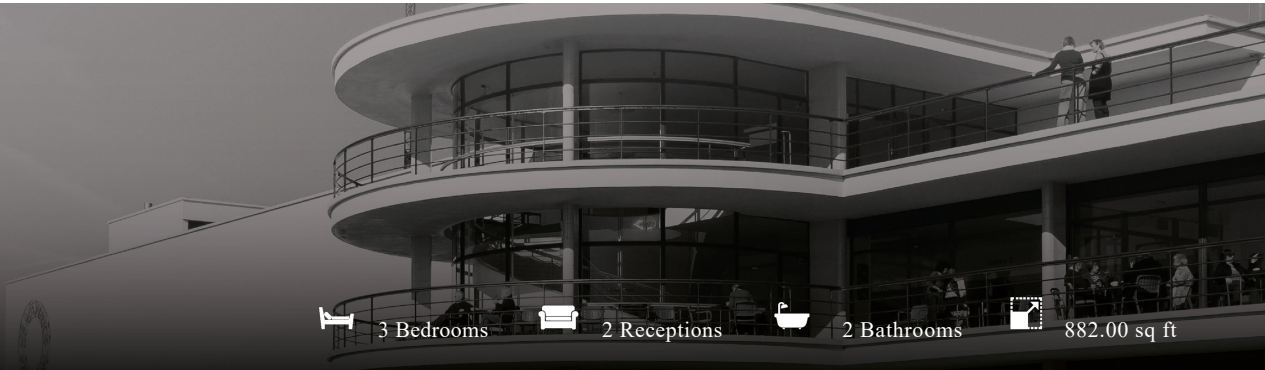
GROUND FLOOR



FLOORPLANS

10 Pelton Close, Little Common, TN39 4GG

www.justproperty.net



3 Bedrooms 2 Receptions 2 Bathrooms 882.00 sq ft

Freehold

£360,000

10 Pelton Close, Little Common, TN39 4GG





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 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 7'6 x 7'2 (2.29m x 2.18m)
Entrance Hallway	Bathroom 7'1 x 6'9 (2.16m x 2.06m)
WC	Front Garden
Living Room 16'7 x 12'4 (5.05m x 3.76m)	Rear Garden
Inner Hall	Driveway / Off Road Parking
Kitchen/Dining Room 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

