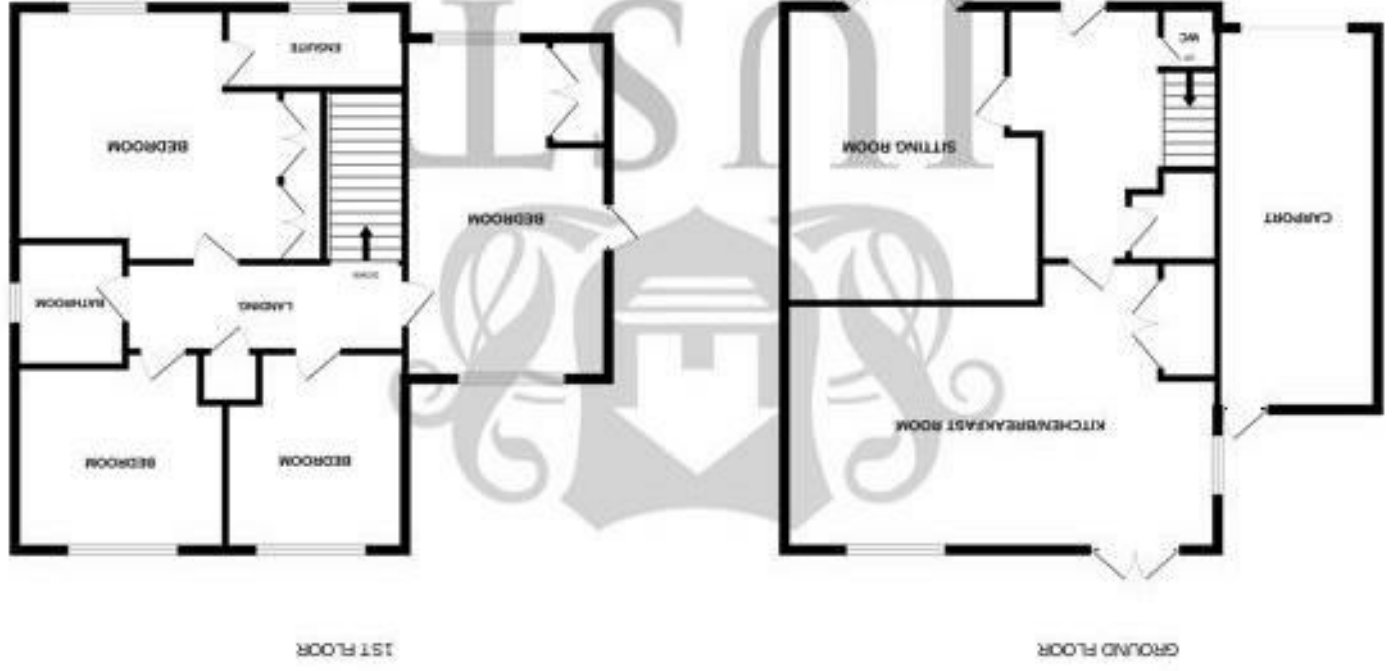


Plans were prepared by the architect and are intended to show the general arrangement of the building. They are not to be used for construction purposes. The architect does not accept any liability for any errors or omissions in the drawings. This plan is the architect's design and should be used as a guide only. It does not constitute a contract. The architect does not accept any liability for any errors or omissions in the drawings. This plan is the architect's design and should be used as a guide only. It does not constitute a contract.

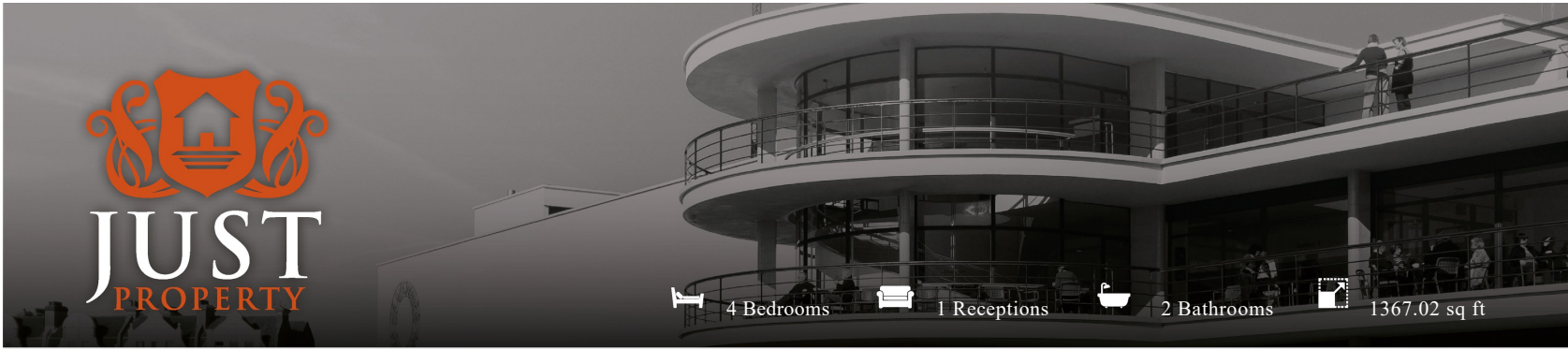
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	84
Potential	93



# FLOORPLANS

14 Luffield Drive, Bexhill-On-Sea, TN39 4GD

www.justproperty.net



Freehold

# £465,000

14 Luffield Drive, Bexhill-On-Sea, TN39 4GD





4 Bedrooms 1 Receptions 2 Bathrooms 1367.02 sq ft

## PROPERTY DETAILS

GUIDE PRICE £465,000 - £475,000

Located in the tranquil surroundings of Luffield Drive, Bexhill-On-Sea, this immaculately presented detached house offers a perfect blend of comfort and style. Spanning an impressive 1,367 square feet, the property boasts four generously sized bedrooms, making it an ideal family home.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed bathrooms (One En-Suite) ensure convenience for all family members, while the sunny rear garden presents a delightful outdoor space for enjoying the sunshine or hosting summer gatherings.

The property also features parking for two vehicles, adding to the convenience of this lovely home. Set in a quiet setting, it offers a peaceful retreat from the hustle and bustle of everyday life, yet remains within easy reach of local amenities and the beautiful coastline that Bexhill-On-Sea is renowned for.

This detached house is not just a property; it is a place where cherished memories can be made. With its good-sized bedrooms and well-thought-out layout, it is ready to welcome its new owners. Do not miss the opportunity to make this charming residence your own.

To arrange access for a viewing, contact the vendors choice of agents, Just Property on 01424 444 100.

Council Tax Band - F



## ROOM DIMENSIONS

Entrance Porch

Lounge  
18'0" x 11'6" (5.49m x 3.53m )

Kitchen/Dining Room  
19'3" x 14'2" (5.89m x 4.34m )

Cloakroom/Wc

Stairs to Landing

Bedroom One  
14'2" x 14'0" (4.34m x 4.27m )

En-Suite

Bedroom Two  
18'6" x 10'5" (5.64m x 3.20m )

Bedroom Three  
11'3" x 10'4" (3.45m x 3.15m )

Bedroom Four  
10'4" x 8'0" (3.15m x 2.44m )

Family Bathroom

Rear Garden

## FEATURES

- Beautifully Presented Detached Family Home
- Five Years Remaining on the NHBC Guarantee
- Four Double Bedrooms, One with En-Suite
- EPC - B
- Bay Fronted Living Room
- Low Maintenance Front Garden
- Beautifully Landscaped Rear Garden
- Off Road Parking & Carport
- Open Plan Kitchen/Dining Room
- COUNCIL TAX BAND - F

