



| England & Wales          |         |                                             |
|--------------------------|---------|---------------------------------------------|
| EU Directive 2002/91/EC  |         |                                             |
| Potential                | Current | 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)                                    |
|                          |         | Not energy efficient - higher running costs |
|                          |         | 70                                          |
|                          |         | 85                                          |
| Energy Efficiency Rating |         |                                             |



www.justproperty.net



1 Sunningdale Close, Bexhill-On-Sea, TN40 1UQ

Freehold

£350,000





Freehold

£350,000



3 Bedrooms

2 Receptions

1 Bathrooms

796.53 sq ft

## PROPERTY DETAILS

Located in the charming & quiet area of Sunningdale Close, Bexhill-On-Sea, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 797 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests.

The property living space has a kitchen to the front, and a rear conservatory, which floods the home with natural light and offers a serene view of the large rear gardens. This outdoor space is ideal for families, gardening enthusiasts, or anyone who enjoys alfresco dining during the warmer months.

The property features three bedrooms, ensuring plenty of room for family or guests. The bathroom is conveniently located to serve all bedrooms, making morning routines a breeze.

For those with vehicles, the property offers parking for two cars (Garage Included) that could also be used as additional storage space.

This semi-detached house is not only a wonderful family home but also a fantastic opportunity for those looking to settle in a peaceful yet accessible location. With its blend of indoor and outdoor living, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this charming house your new home.

To arrange access for a viewing, contact the vendors choice of sole agents Just Property to see all the house has to offer.



## ROOM DIMENSIONS

|                                |                              |
|--------------------------------|------------------------------|
| Garage                         | Bedroom                      |
| Off Road Parking               | 11'4" x 7'2" (3.476 x 2.188) |
| Front Door                     | Bathroom                     |
| Entrance Hallway               | Bedroom                      |
| W.C                            | 8'1" x 6'4" (2.483 x 1.953)  |
| Kitchen                        | Large Rear Gardens           |
| 11'4" x 6'9" (3.464 x 2.065)   |                              |
| Lounge / Diner                 |                              |
| 16'1" x 13'11" (4.921 x 4.253) |                              |
| Conservatory                   |                              |
| 14'7" x 11'2" (4.448 x 3.405)  |                              |
| Stairs Up To First Floor       |                              |
| Landing                        |                              |
| Bedroom                        |                              |
| 13'10" x 9'9" (4.238 x 2.985)  |                              |

## FEATURES

- £350,000
- Three Bedroom Semi-Detached House
- Council Tax Band - C
- CHAIN FREE SALE
- Immaculately Presented Throughout
- Large Rear Garden Enjoying The Sun
- 796.529sqft Living Space
- Rear Conservatory
- Quiet Family Orientated Location
- Call Just Property To Arrange Access



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.