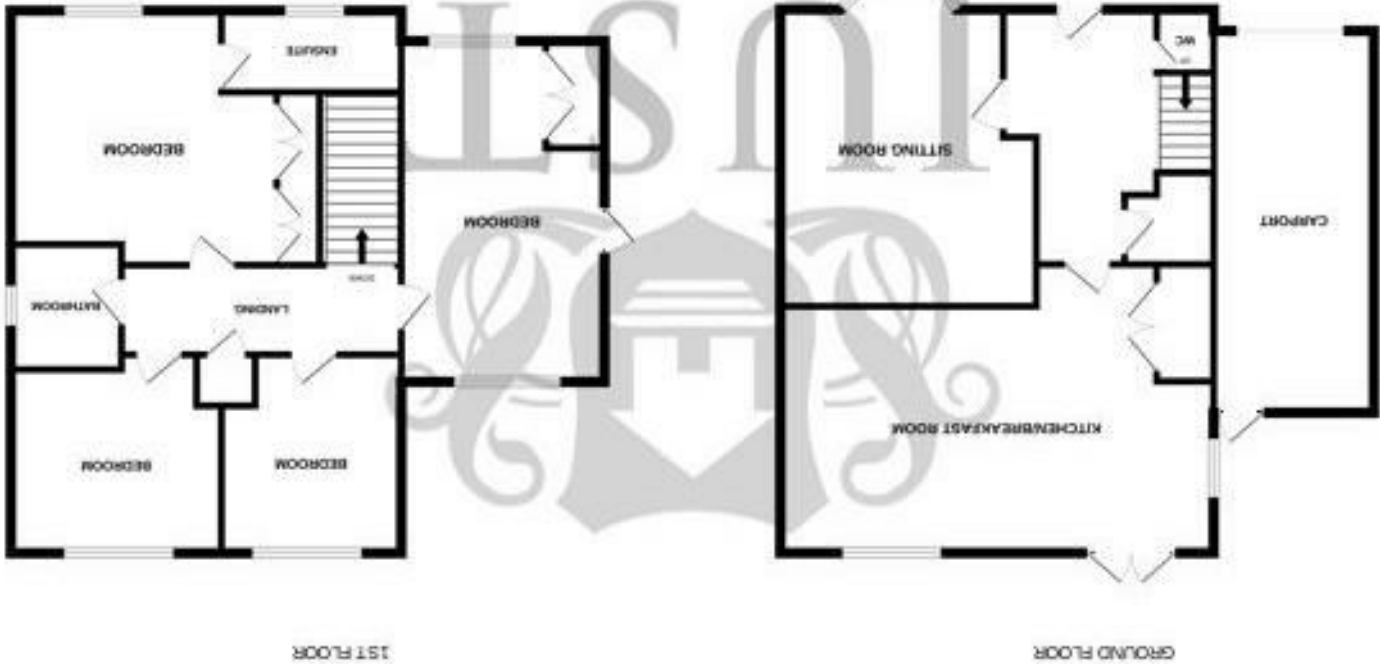


Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)	84	93
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		



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

Freehold

£450,000





Freehold

£450,000

4 Bedrooms 1 Receptions 2 Bathrooms 1367.02 sq ft

PROPERTY DETAILS

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



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.