



OAKFIELD



Gracelands Drive, Bexhill-On-Sea, TN39 4FZ

Asking Price £365,000



## Gracelands Drive, Bexhill-On-Sea, TN39 4FZ

A beautifully presented three-bedroom semi-detached family home, ideally situated within a secluded cul-de-sac position on the popular Rosewood Park development off Barnhorne Road in Bexhill. Enjoying views across open fields and within walking distance of Little Common Village, the on-site park, and surrounding green space, this modern home offers the perfect balance of convenience and peaceful surroundings.

Built approximately four years ago, the property is immaculately presented throughout and offers bright and spacious accommodation ideal for modern family living. Upon entering, you are welcomed by an entrance hall with a convenient ground floor cloakroom/WC. The spacious living room benefits from a charming bay window, allowing plenty of natural light to flood the room.

To the rear of the property is a stylish modern kitchen/dining room fitted with a range of integrated appliances including a dishwasher, washing machine, fridge freezer, oven, and gas hob. The dining area enjoys direct access to the beautifully maintained rear garden via patio doors, creating an excellent space for both entertaining and everyday living.

The first floor comprises a generous master bedroom with a modern en-suite shower room, two further well-proportioned bedrooms, and a contemporary family bathroom fitted with a shower over the bath.

Further benefits include gas central heating, double glazing throughout, and off-road parking for two vehicles.

Conveniently located within easy reach of Little Common Village, local amenities, and well-regarded schools, this superb home is ideal for families, first-time buyers, or those looking for a modern property in a highly desirable residential location.

This property is offered chain free.





### Kitchen

15'6" x 9'8" (4.735 x 2.963)

### Living Room

16'4" x 11'10" (5.003 x 3.628)

### Bathroom

6'11" x 6'11" (2.122 x 2.120)

### Bedroom One

9'9" x 10'7" (2.983 x 3.240)

### Bedroom Two

12'9" x 8'1" (3.893 x 2.472)

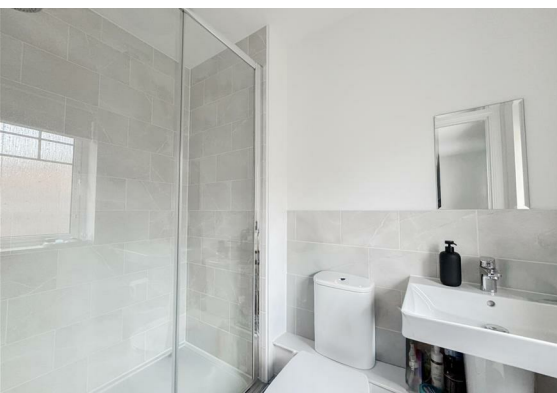
### Bedroom Three

7'5" x 7'1" (2.277 x 2.172)

### Ensuite

4'6" x 7'0" (1.394 x 2.149)

**Council Tax Band D - £2,700.95 Per Annum**



## Floor Plan

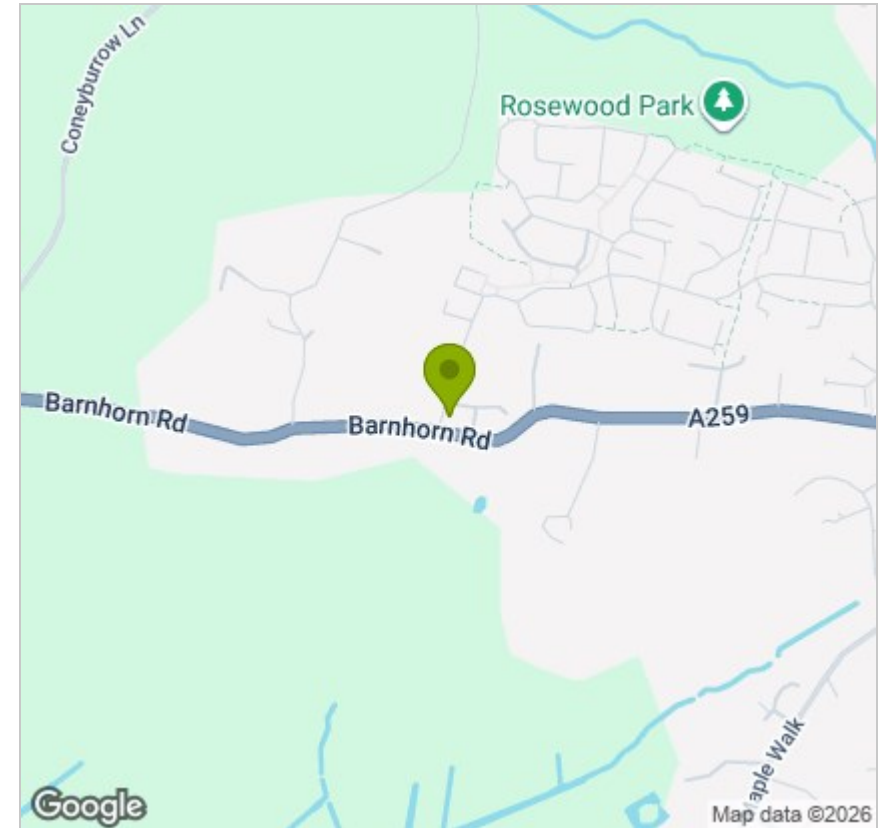


## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

