



84 Bexhill Drive, WN7 5TG

£260,000

ARC HOMES are delighted to offer FOR SALE this fantastic well presented three bedroom detached property located at the end of a quiet cul de sac and positioned on a lovely plot. This beautiful property offers generous accommodation together with ample off road parking and early viewing is highly advised. Entry is via an entrance hallway which leads into the generous sitting room. To the rear is a separate dining room which provides access into a lovely conservatory and modern refitted kitchen. To the first floor are three generous bedrooms and a modern shower room. The master bedroom boast a modern en suite shower room. Outside, this property is positioned at the end of a cul de sac with open plan front gardens that are laid to lawn. A driveway is located just to side providing off road parking in front of the detached garage. The enclosed site and rear gardens are well presented and provide a good degree of privacy.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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