3a Little Twitten, Bexhill-On-Sea, East Sussex TN39 4SS
Guide Price £425,000

A beautiful bespoke new build detached three bedroom house situated in the stunning Little Common/Cooden area of Bexhill, 10 year NHBC Cert, modern open plan living with kitchen/dining, conservatory, downstairs cloakroom, two bathrooms, en-suite to master bedroom, private front and rear gardens, gas central heating system, underfloor heating, double glazed windows & doors, bi-folds overlooking rear garden, private front and rear gardens, car port, off road parking, built to the latest regulations and standards. Viewing comes highly recommended by RWW. Council Tax Band D.

Entrance Hall
With entrance door, under stairs storage.

Cloakroom
WC with low level flush, obscured glass window to the front elevation, corner wash hand basin with vanity unit beneath, half height wall tiling, radiator.

Living Room/ Kitchen/ Breakfast Room
22'11" x 13'10" (7.00m x 4.22m)
Window to the front elevation, fitted kitchen comprising a range of handless base and wall units with quartz worktops, single drainer sink unit with mixer tap, gas hob with extractor canopy above and oven and grill beneath, built in fridge and freezer, built in dishwasher, built in washing machine, living room area with bi-fold doors, under stairs storage cupboard.

Conservatory
11'10" x 10'3" (3.62 x 3.14)
Bi-fold doors overlook the rear elevation.

First Floor Landing
Window to the side elevation, single radiator, access to roof space, built in linen cupboard.

Bedroom One
12'9" x 10'9" (3.90 x 3.30)
Window to the rear elevation, double radiator.

En-Suite Bathroom
Comprising walk in shower with fixed showerhead, hand shower attachment and controls, wall mounted wash hand basin with vanity unit beneath, heated towel rail, wc with low level flush, , half height wall tiling, tiled floor, obscured glass window to the rear elevation.

Bedroom Two
14'1" x 8'10" (4.30m x 2.70m)
Window to the front elevation, double radiator.

Bedroom Three
10'0" x 9'2" (3.07m x 2.80m)
Window to the front elevation, double radiator.

Family Bathroom
Suite comprising panelled shower-bath with fixed showerhead, hand shower attachment and controls , wc with low level flush, wall mounted wash hand basin with vanity unit beneath, tiled splashbacks and tiled floor, heated towel rail, obscured glass window to the rear elevation.

Outside

Front Garden
Predominately designed for extensive off road parking for several vehicles, access to carport to the side.

Rear Garden
Mainly laid to lawn, all enclosed with fencing to all sides offering privacy, patio area.

Car Port

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

This a new build property- Council tax to be confirmed.

TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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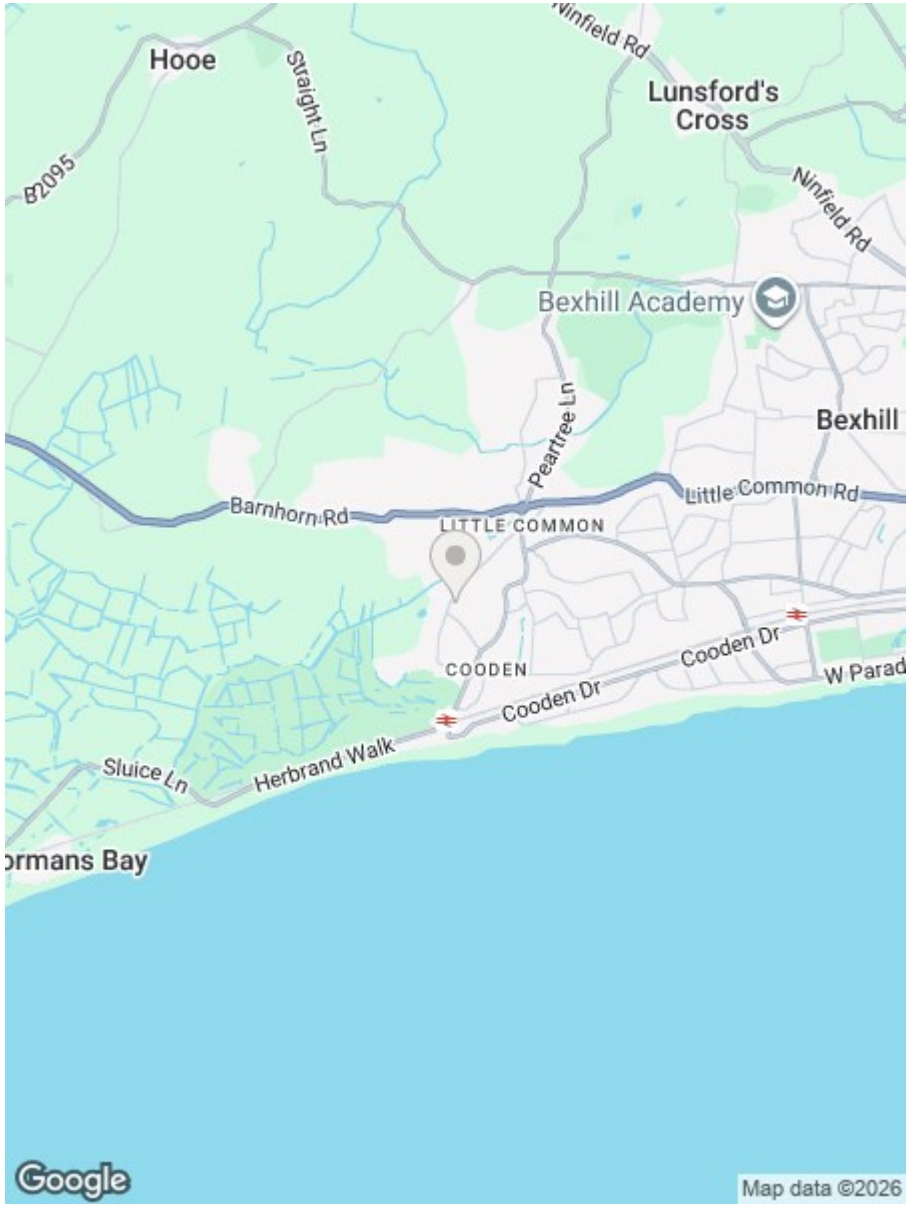

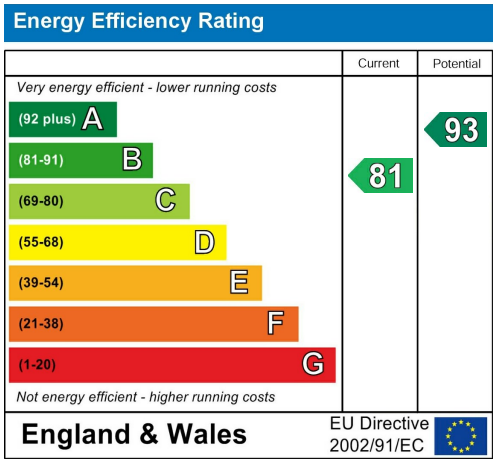

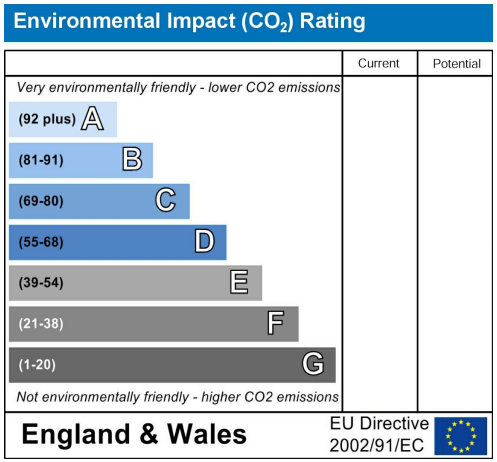

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