**8 Deerswood Lane, Bexhill-On-Sea, East Sussex TN39 4LT**

**£425,000**

**A beautifully presented three bedroom detached family house with downstairs cloakroom, entrance porch, living room, dining room, modern kitchen and family bathroom, gas central heating system, double glazed windows and doors, garage, situated in the beautiful Deerswood Lane Bexhill, private front and south facing rear garden. No onward chain. Council Tax Band D.**

**Entrance Porch**
With entrance door and windows to the side elevation.

**Entrance Hallway**
Tiled floor, double radiator, entrance door.

**Cloakroom**
WC with low level flush, window to side, wall mounted wash hand basin with mosaic tiling splashback and double radiator.

**Living Room**
15'1" x 11'5" (4.6m x 3.48m )
Window to the front elevation, double radiator, wood effect flooring.

**Dining Room**
10'7" x 9'1" (3.25m x 2.79m )
Double radiator, patio doors lead out to the rear garden, wood effect flooring.

**Kitchen**
10'9" x 8'9" (3.28m x 2.67m )
Window to the rear elevation. Modern fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, one and a half bowl sink unit with mixer tap, plumbing for dishwasher and washing machine, wall mounted gas central heating and domestic hot water boiler. Space for fridge/freezer, Neff induction hob and oven and grill beneath, understairs storage cupboard.

**First Floor Landing**
Window to the side elevation, access to the roof space, built-in airing cupboard.

**Bedroom One**
11'8" x 11'3" (3.58m x 3.44m )
Window to the front elevation, double radiator, built-in wardrobe cupboards.

**Bedroom Two**
11'3" x 10'4" (3.45m x 3.16m )
Window to the rear elevation, double radiator.

**Bedroom Three**
8'7" x 8'8" (2.64m x 2.66m )
Double radiator, window to front elevation.

**Bathroom**
Modern suite comprising w.c. with low level flush, pedestal wash hand basin, panelled bath with chrome shower controls and shower head with screen, tiled floor and walls, double radiator, obscure window to the side elevation.

**Outside**

**Front Garden**
Mainly laid to lawn, side access is available to both sides of the property, brick paved driveway for off road parking.

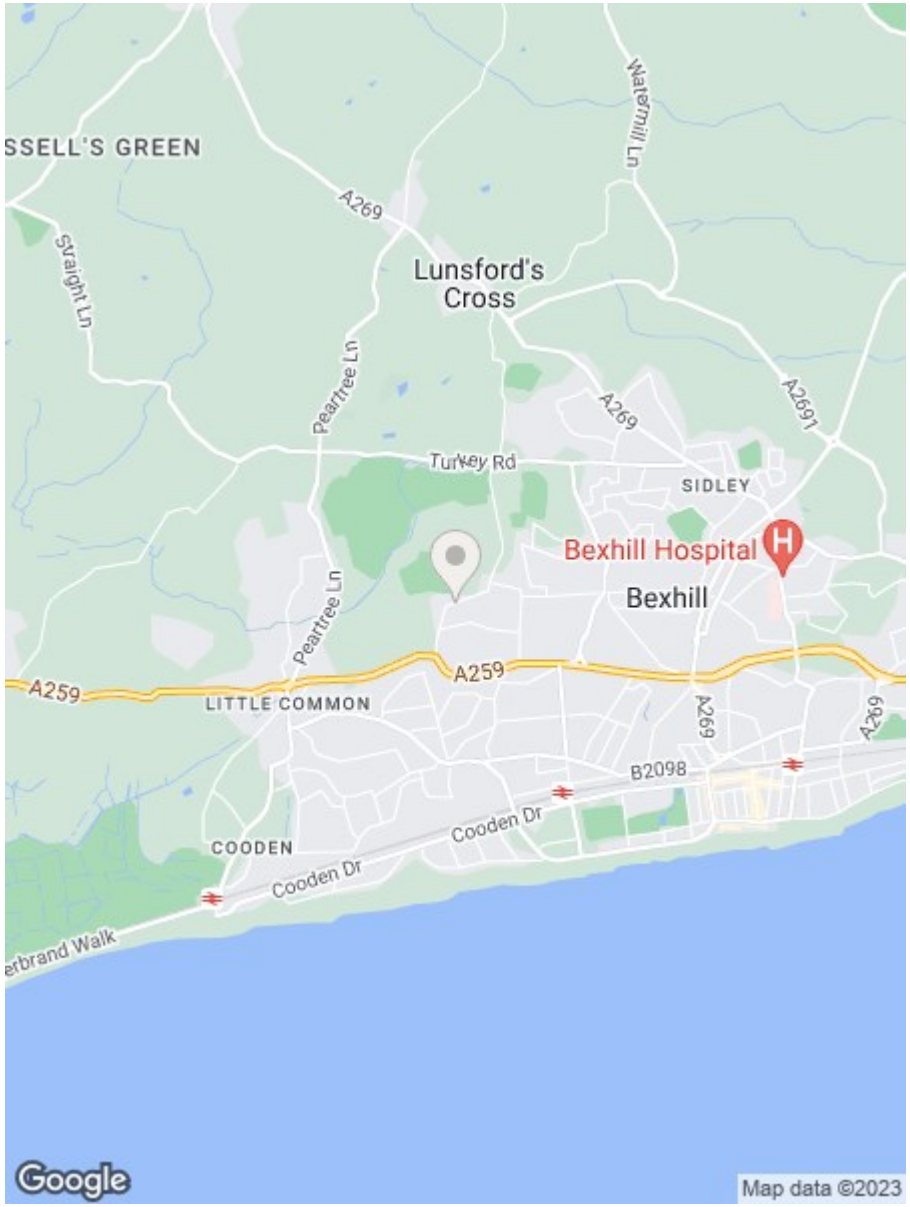
**Garage**
With up and over door, power and light, personal door to the rear.

**Rear Garden**
South facing and mainly laid to lawn and enclosed with fencing to all sides, patio area for alfresco dining, outside water tap, timber framed shed.

**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.

Noah

FLOORPLAN
COMING SOON




## 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* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

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