

Abbott & Abbott

Estate Agents, Valuers and Lettings

12 Well Wish Drive, Bexhill-on-Sea, TN40 2FP

£385,000





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12 Well Wish Drive

Bexhill-on-Sea, TN40 2FP

- Excellent semi-detached town house in peaceful, tucked-away position near shops
- Superb sitting/dining room with southerly aspect
- Contemporary bathroom and ground floor cloakroom
- Single garage in adjacent block
- No onward chain
- Four bedrooms - including main bedroom suite with dressing area and en suite shower
- Well equipped kitchen with integrated appliances
- Private rear garden with southerly aspect
- Gas central heating and uPVC double glazed windows and exterior doors

Abbott & Abbott Estate Agents are delighted to offer for sale, with no onward chain, this spacious and versatile four-bedroom semi-detached town house, quietly situated on a private development off Pebsham Lane. Built by Barrett Homes in 2018, the property offers well-proportioned accommodation arranged over three floors.

The ground floor comprises an entrance hall with cloakroom, a well-equipped kitchen with integrated appliances, and an impressive sitting/dining room with a southerly aspect and access to the rear garden. The first floor provides two further good-sized bedrooms, both benefiting from fitted wardrobes incorporating customized organizing systems. Another versatile bedroom that can be used as an office is also here with a contemporary family bathroom. The top floor is dedicated to the impressive principal bedroom suite, comprising a spacious bedroom with fitted wardrobe, dressing area and a generous ensuite shower room.

Outside, the property benefits from a private southerly-facing rear garden, complete with a garden shed. There is also a single garage and drive in an adjacent block.

The property has gas central heating, uPVC double glazing and exterior doors.

The house is close to local shops, bus services, a doctor's surgery and the open spaces of Combe Valley Country Park. Bexhill College and the Ravenside Shopping Centre are also nearby, while Bexhill town centre and seafront are approximately two miles away.



Entrance Hall

Cloakroom

South-Facing Sitting/Dining Room

23' max x 15' max (7.01m max x 4.57m max)

Well-Equipped Kitchen

12' plus bay x 8' (3.66m plus bay x 2.44m)

First Floor Landing

Bedroom Two

14'4 x 8'4 (4.37m x 2.54m)

Bedroom Three

12'3 x 8'4 (3.73m x 2.54m)

Bedroom Four

9' x 6'4 (2.74m x 1.93m)

Bathroom

Second Floor Landing

Main Bedroom Suite

Bedroom One

27' max x 11'3 (8.23m max x 3.43m)





Spacious En-Suite Shower Room

8'6 x 6'2 (2.59m x 1.88m)

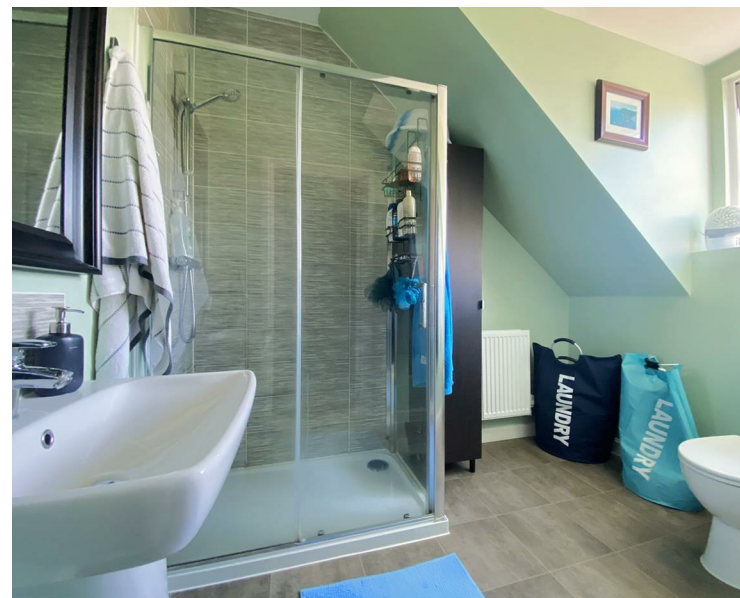
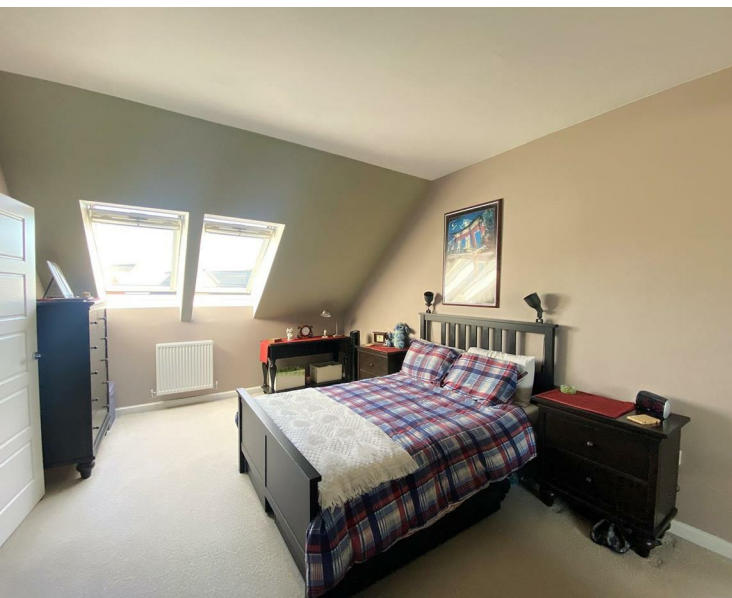
Single Garage

South-Facing Rear Garden

Council Tax Band: D (Rother District Council)

EPC Rating: B

Estate Charge: Currently £121 per six months





Floor Plans

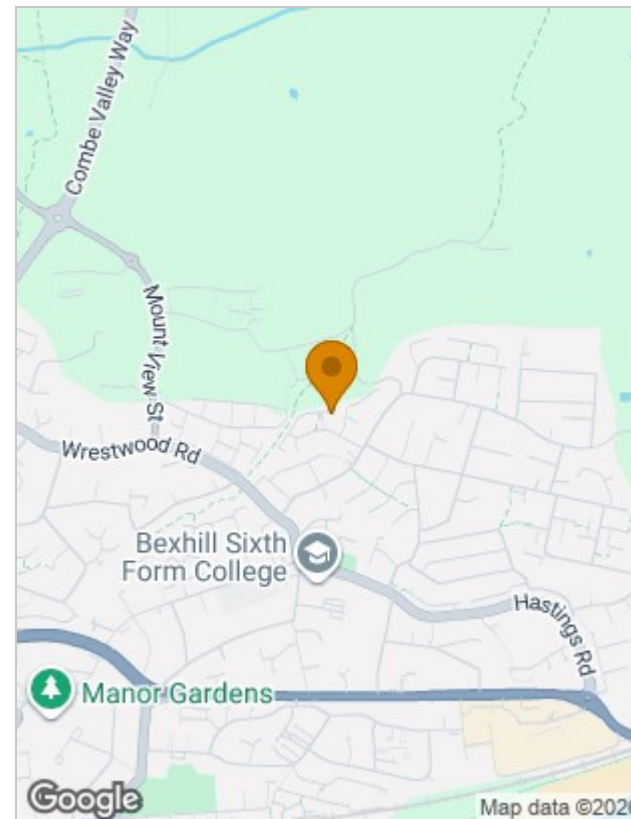


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

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	85	94
EU Directive 2002/91/EC England & Wales		

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		
EU Directive 2002/91/EC England & Wales		