

Redwell Estates Ltd.

Independent Estate Agents

Sales ■ Lettings ■ Property Management ■ Commercial

£259,000

 3 Bedroom

 1 Reception

 1 Bathroom



Stable Mews, Bexhill-On-Sea TN39 3FP

"HOMES ENGLAND", "HELP TO BUY SCHEME AVAILABLE WITH THIS PROPERTY". SHOW HOME OPEN. BRAND NEW MEWS STYLED DEVELOPMENT. Redwell Estates are delighted to offer these impressive, newly built homes forming part of a FIVE HOME stylish, gated mews development in Bexhill on sea. Built by Messrs J.D Homes, an independent builder of repute, offering purchasers a modern property with a high specification, low energy lifestyle with "NEST CONTROLS", high speed Fibre Broadband, CCTV, remote controlled gates, outside space with a south facing aspect with Astro Turf lawns and paved patios, gas central heating with Combi boilers, beautiful Magnet Kitchens and attractive, comfortable, spacious bright and airy living accommodation. Situated within close vicinity of a nearby Superstore, Butchers and local schools for most age groups. The property comes with a "10 year Build Zone Warranty". There are buses to most parts of the town that pass nearby. Parking is on street. The town centre with its high street shopping, seafront, mainline railway station is approximately 1 mile distant. For an appointment to view please call me on 01424 224242. 360 VIRTUAL VIDEO AVAILABLE

Main Features

- THREE BEDROOMS
- HIGH SPEED FIBRE- BROADBAND
- GAS CENTRAL HEATING
- NEST CONTROLS
- 10 YEAR BUILD ZONE WARRANTY
- ON STREET PARKING

www.redwell-estates.co.uk

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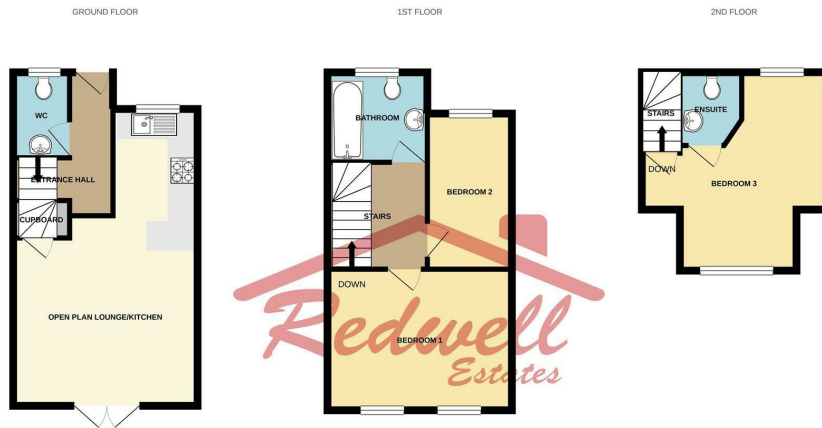
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 APPROVED CODE
TRAINING STANDARDS BOVUK

 The Property
Ombudsman

Stable Mews, Bexhill-On-Sea TN39 3FP

£259,000



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.
Made with Metreplex 11/2020

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

All appliances listed in these details are only listed 'as seen' and have not been tested by any member of staff at Redwell Estates. Floorplans are given as an assistive tool as a general guide to room layout and design only. They must not be relied upon for any purpose. Measurements have been taken using a Disto laser measuring appliance. These details are offered on the understanding that all negotiations are to be made via Redwell Estates. Neither these particulars, nor verbal discussions, form part of any offer or contract and their accuracy cannot be guaranteed. Redwell Estates Limited trading as Redwell Estates. Redwell Estates Limited registered in England, 24 Southfield, Polegate, East Sussex, BN26 5LX. Company No 07648256. VAT Registration No GB 120 6407 57. **MONEY LAUNDERING:** Redwell Estates are duty bound by Government legislation to carry out money laundering and background checks using the Know Your Customer guidelines (KYC) on its clients and customers. We are required by law to ask for proof of your identity, proof of your address and who the beneficiary of the property is. We will also ask you for a copy of your driving license, passport and copies of your utility invoices (Gas & Electric) which show your address. We will also need your date of birth for verification. Redwell Estates uses online agencies to carry out background checks matching information against the electoral roll, credit reference agencies and Government lists. For more information, please e-mail admin@redwell-estates.co.uk

Entrance Hall

A double glazed door opens into the hallway with stairs to the first and second floor.

Separate WC

A modern suite with a low level WC, hand basin, double glazed window

Open Plan Lounge/Kitchen

A beautifully presented room with double glazed French doors to the garden, two radiators, walk-in under stair cupboard, beautiful flooring. The open plan "Magnet" kitchen comes with matching fitted units comprising wall mounted cupboards over counter tops with base units fitted below. Plumbing for a washing machine, a wall mounted extractor fan/ cooker hood above an inset electric ceramic hob with a built in oven below, a single drainer sink unit, wall mounted cupboard housing a new Combi boiler, overhead spotlighting and a double glazed window to the front aspect, and to finish off a peninsular breakfast bar with seating for two.

OUTSIDE SPACE

There is a lovely garden to the rear laid mainly with Astro Turf with attractive timber fencing and a property wide patio with flagged paving stones.

First Floor Landing

There are stairs to the first and second floor

Bedroom 1

A really lovely room with two double glazed windows to the rear aspect, radiator and two wall light points

Bedroom 2

A double glazed window, radiator

Modern Bathroom

A beautiful bathroom suite with a panelled bath with a rain shower over the bath, low level WC, wash hand basin, attractive tiled walls, double glazed windows, radiator

Second Floor Landing

Stairs to the second floor

Bedroom 3

Double glazed window overlooking the rear aspect and a Velux window to the front help fill this room with light. walk in cupboard, radiator

En Suite WC

Low level WC, wash hand basin

INFORMATION

PLEASE NOTE. Redwell Estates do not test any of the services supplied and any appliances mentioned in these sale particulars have not been tested and no warranty can be given . 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. All photos taken are of the show home. If you require any further information, please give us a call on 01424 224242, especially if you are travelling some distance.

COVID

Due to the current pandemic situation viewings can be carried out at this property. Viewers are advised to carry their own protective PPE equipment such as a face mask and gloves and wipes. The property will be opened for you to enter and all doors will be open. Viewers are asked not to touch anything within the property and to adhere to social distancing rules. Under Covid regulations only 2 (two) persons will be allowed to view this property at any one time and only viewers who are permitted to view will be allowed an appointment. Viewers will be asked if they have had or been in contact with any person who has had Covid -19 or any of the symptoms and any person viewing is requested to inform any member of Redwell Estates staff if they have had any of the symptoms or had Covid- 19. Redwell Estates may decline to show you the property if they feel that their health & safety or for that matter your health & safety is compromised. Thank you in advance for your understanding and cooperation.

IMPORTANT INFORMATION

The communal areas are maintained by the landlords who will make a service charge. Number 1 Stable Mews will contribute £125 per quarter.

** High Speed Fibre Optic Broadband.

** Nest system for lighting and heating.

** Fire Sprinkler System.

** 10 Year "Build Zone Warranty"

** New Help To Buy Scheme Available, early 2021.

** Remote Controlled Gates,

** Mews Development.

** NO PARKING AVAILABLE, ON STREET PARKING. Annual Residents Parking Permits available from Rother District Council.

** CHAIN FREE.

** All photos taken are of the show home,

HELP TO BUY

These properties are covered by HOMES ENGLAND who run a HELP TO BUY SCHEME FOR FIRST TIME BUYERS. Click on the link and find out if you can qualify.

<https://www.gov.uk/government/organisations/homes-england>. If you need to speak to a Mortgage Broker about Help to Buy, then call us now and we will get someone to help you.