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**Terms & Conditions apply*

Plot 7, The High Paddocks

14 Fryatts Way, Bexhill-on-Sea, East Sussex, TN39 4LW



**Batcheller
Monkhouse**

Our Corner of England

PLOT 7, "THE ASPEN"

Situated in a popular location off the tree-lined Ellerslie Lane in Bexhill-on-Sea, this stunning new four bedroom detached home has an attractive porticoed entrance, a single garage, private garden and is finished to an exceptionally high standard throughout.

Ground Floor

- Entrance hall
- Cloakroom
- Open plan family/dining area and kitchen
- Utility room
- Living room
- Study

First Floor

- Principal bedroom with en-suite shower room
- A further three bedrooms
- Family bathroom

Outside

- Single garage
- Off street parking and private garden

Additional Information

- 10 year Protek structural warranty

DESCRIPTION

14 Fryatts Way is a beautifully designed new four bedroom detached home, part of an exclusive development in Bexhill-on-Sea. Behind the elegant porticoed entrance is a stylish modern home, with a well thought out open plan living space and four spacious bedrooms.

This new home is efficient to run, low maintenance and has the benefit of off street parking and an attached single garage. The heating is run from a high efficiency mains combi boiler, and there is engineered herringbone flooring to the ground floor. Please note that the property photos are CGIs and may relate to similar plots.

The main features of the property include:

- Leading off the **entrance hall** is the **cloakroom**, **study** and separate double aspect **living room** with open fire surround and hearth, ready for a wood/log burner to be fitted if desired.
- At the rear of the property, the bright and spacious **kitchen/dining area**, with **family space**, has French/sliding doors looking out onto the private garden.
- The **kitchen** is very well appointed, having Shaker-style units with quartz worktops and splashbacks, with integrated appliances including: induction hob; multifunction double oven; dishwasher and fridge/freezer.
- Off the kitchen is the **utility room**, with useful sink, cupboards, and space for a washing machine and tumble dryer.
- On the first floor, the **principal bedroom** is to the rear of the property with views of the garden and an **en-suite shower room**. There are a further **three bedrooms** and a good sized **family bathroom** with bath, separate shower, heated towel rail and ample cupboard space.

OUTSIDE

- Attached **single garage** with off street parking to the side of the property.
- The **garden** to the rear is landscaped and laid to lawn with a paved patio area.
- Outside tap and external power sockets





Court Developments - The High Paddocks -
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AMENITIES

Local: Highwoods Golf Course is very close by, and Little Common village, with its public houses, coffee shops, recreation ground and Broad Oak Park. The charming village of Hooe is only about 2 miles away, with the popular Red Lion public house, Hope Farm shop/cafe and repair garage.

Towns: For more comprehensive amenities and shops, Little Common village is about 1 mile; Bexhill-on-Sea (about 0.8 of a mile); Battle (about 7.3 miles); Hastings (about 7.6 miles) and Eastbourne (about 11.3 miles).

Transport: Train stations at Cooden Beach (2 miles) and Bexhill (2 miles) on the Hastings - Brighton line; Battle station (6.7 miles) on the London Bridge/Charing Cross line.

Schools: Primary schools in Little Common and Bexhill, Ninfield and Glenleigh Park; Bexhill High Academy; St Richard's Catholic College; Bexhill Sixth Form College; Battle Abbey School; Claremont Preparatory at St Leonards and Senior School at Bodiam.

Leisure: The coast at Cooden Beach and Bexhill; golf at Highwoods Golf Course; sailing, leisure centres, tennis, football and bowls at Bexhill; arts and events at the De La Warr Pavilion, Bexhill.

DIRECTIONS

From the roundabout at Little Common, head east on the A259 Little Common Road and turn left onto Broadoak Lane. At the crossroads turn left onto Ellerslie Lane and take the first left onto Fryatts Way. Follow the road around to the right and turn right into Saddlers Place. The property is located on the right side of the road.

What3Words: //stability.joystick.cuddling (Fryatts Way)

Additional Information

Local Authority: Rother District Council, Bexhill-on-Sea. Telephone 01424 787000.

Services: Mains electricity, gas, drainage and water

Tenure: Freehold.

EPC: Predicted EPC rating B **Council Tax:** Band TBC

GUIDE PRICE £585,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

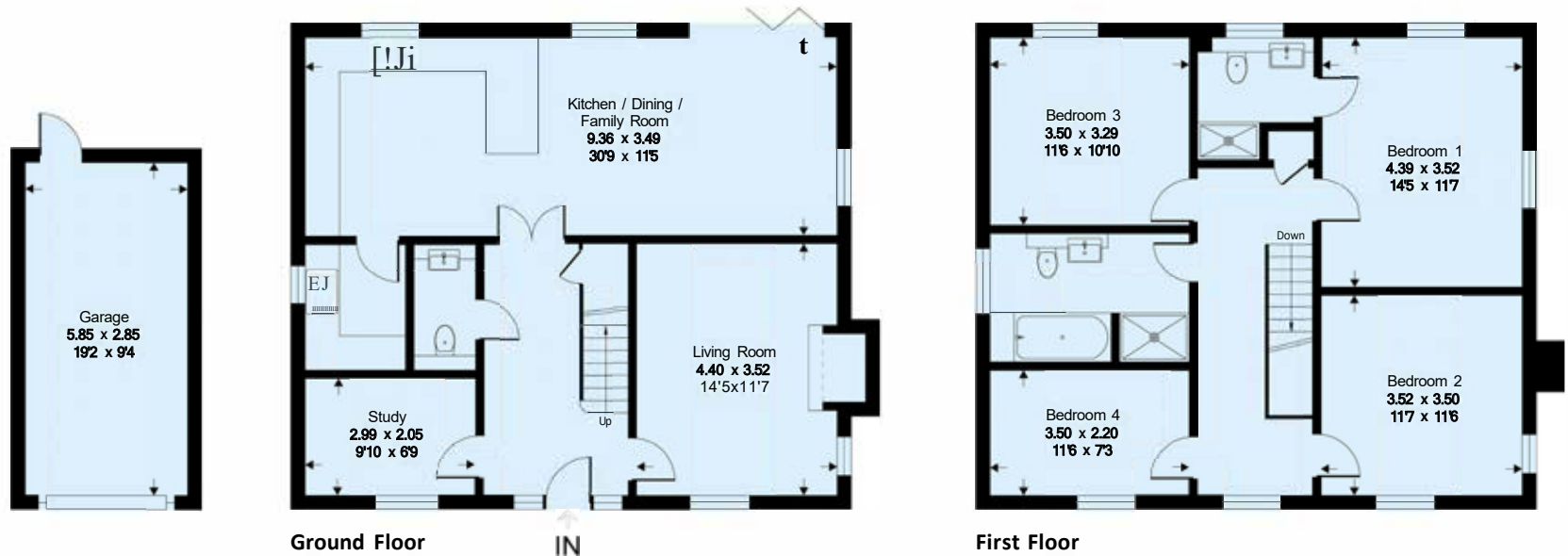
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

Plot 7, "The Aspen", The High Paddocks, 14 Fryatts Way, Bexhill on Sea, East Sussex, TN39 4LW

Approximate Gross Internal Area = 151 sq m / 1630 sq ft

Approximate Garage Internal Area = 17 sq m / 179 sq ft

Approximate Total Internal Area = 168 sq m / 1809 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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