



**Clover Way
Bexhill-On-Sea, East Sussex TN40 2FW**

£490,000 Freehold

**Wyatt
Hughes**
Residential Sales

Clover Way, Bexhill-On-Sea, East Sussex TN40 2FW

Welcome to Clover Way, a fabulous four bed link-detached home.

This home consists of an entrance hallway with a downstairs WC and the kitchen-dining room to the right. The kitchen has Bosch specification appliances throughout including electric oven, induction hob, dishwasher, washing machine and fridge/freezer. There is a large living room to the other side of the hallway with French doors, featuring temperature control honeycomb Duette blinds, which open out onto the patio and tiered back garden. There is also access from here to the garage and the side entrance to the house.

Carpeted stairs at the end of the hallway rise to the first floor where there are 4 bedrooms, the family bathroom and the technical space for the whole house. The large master bedroom has huge built-in mirrored wardrobes with sliding doors and an ensuite. The ensuite features a WC and shower with an added shower head with rinse hose. The second largest bedroom has an entrance hallway (which could be easily used as a dressing area) and ensuite also. There are two further bedrooms on this floor and the technical space with the hot water cylinder for the house which is big enough to supply all 3 bathrooms and the kitchen sink at the same time.?

The current owner opted for upgrades on the finishes in the bathrooms upstairs meaning they all benefit from half wall tiling, with premium tiled options behind the sinks and WC's and smart fitted white heated towel rails.

OUTSIDE LIVING

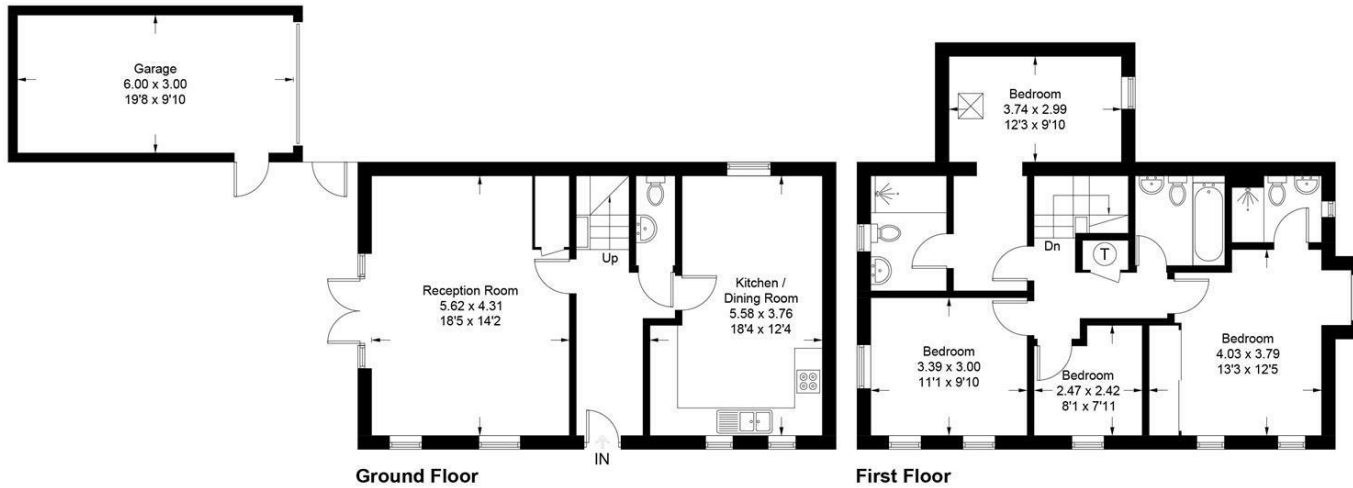
Externally the gardens were fully landscaped in November 2023. There is a large paved patio area leading directly from the living room French doors followed by a lower lawned middle section and a final paved section spanning the width of the house and garage, perfect for entertaining. This lower level has deep flower beds built in and around and there are steps running down the side of the garage to give access to each level of the garden.

- COUNCIL TAX BAND E
- PREMIUM FINISHES THROUGHOUT
- LINK DETACHED
- THREE BATHROOMS
- EPC B
- BUILT IN 2022
- FOUR BEDROOMS
- REMAINDER OF A 10 YEAR NHBC WARRANTY
- GARAGE
- POPULAR DEVELOPMENT

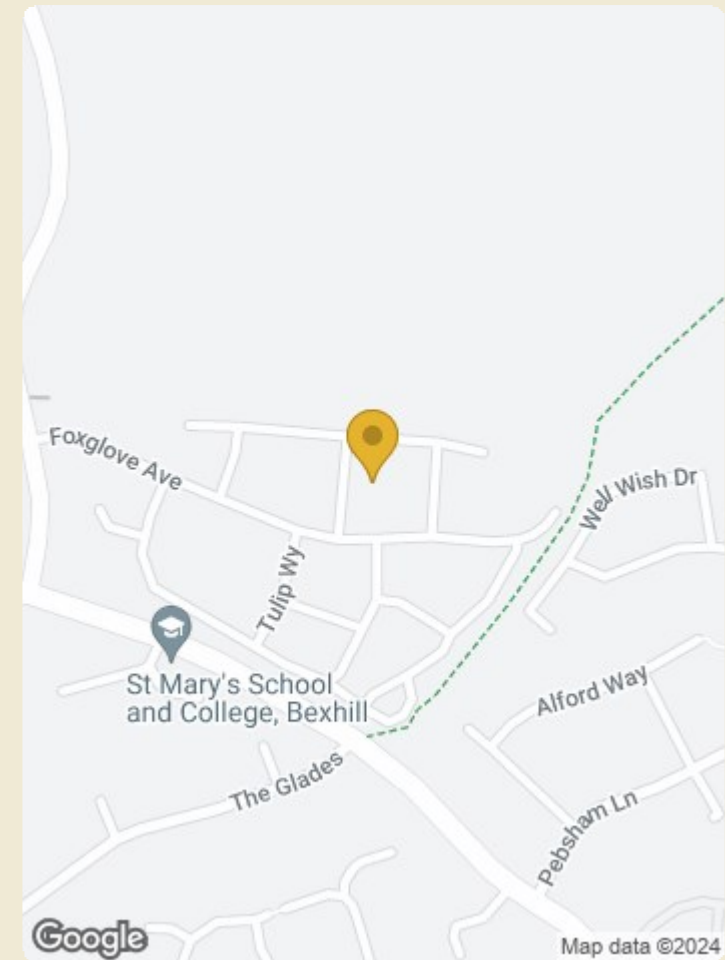


Clover Way

Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 139.8 sq m / 1505 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1065736)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) 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	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

