

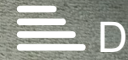
Abbott & Abbott

Estate Agents, Valuers and Lettings



3 Lychgate Close, Bexhill-On-Sea, TN40 2EW

£399,950





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3 Lychgate Close

Bexhill-On-Sea, TN40 2EW

- Beautifully presented detached bungalow with lovely contemporary styling
- Triple aspect L-shaped living/dining room
- Spacious shower room
- Landscaped gardens with private rear garden with southerly aspect
- Cul-de-sac location to the rear of the Old Town
- Two bedrooms
- Attractive kitchen with integrated oven and hob
- Long driveway to detached garage
- Gas central heating & uPVC double glazed windows and exterior doors
- Well worth inspection

Abbott & Abbott Estate Agents offer for sale this beautifully-presented detached bungalow, set in attractive, landscaped gardens, and situated in a most convenient position in a cul-de-sac to the rear of the Old Town. Built in the 1970's, the property has been comprehensively refurbished in more recent years and offers bright, well-proportioned accommodation with lovely contemporary styling. The property provides two bedrooms, a superb L-shaped living/dining room with a triple aspect, a white-gloss kitchen with integrated oven & hob, and an attractive shower room. Outside, a long driveway provides extensive off-road parking and there is a detached garage. The private rear garden also has a southerly aspect. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed for buses in Holliers Hill and is about a mile from the town centre and seafront, with a shorter walk via footpaths and footbridge into the Old Town - with its Parish Church, Manor Gardens, and Community Centre.



Enclosed Entrance Porch

Entrance Hall 8'4 x 7'10 (2.54m x 2.39m)

Good Size, L-Shaped Living/Dining Room
20'4 max x 15' max (6.20m max x 4.57m max)

Kitchen 10' x 8'11 (3.05m x 2.72m)

Bedroom One 12' x 11' (3.66m x 3.35m)

Bedroom Two 11' x 9' (3.35m x 2.74m)

Spacious Shower Room 8' x 7'10 (2.44m x 2.39m)

Off-Road Parking

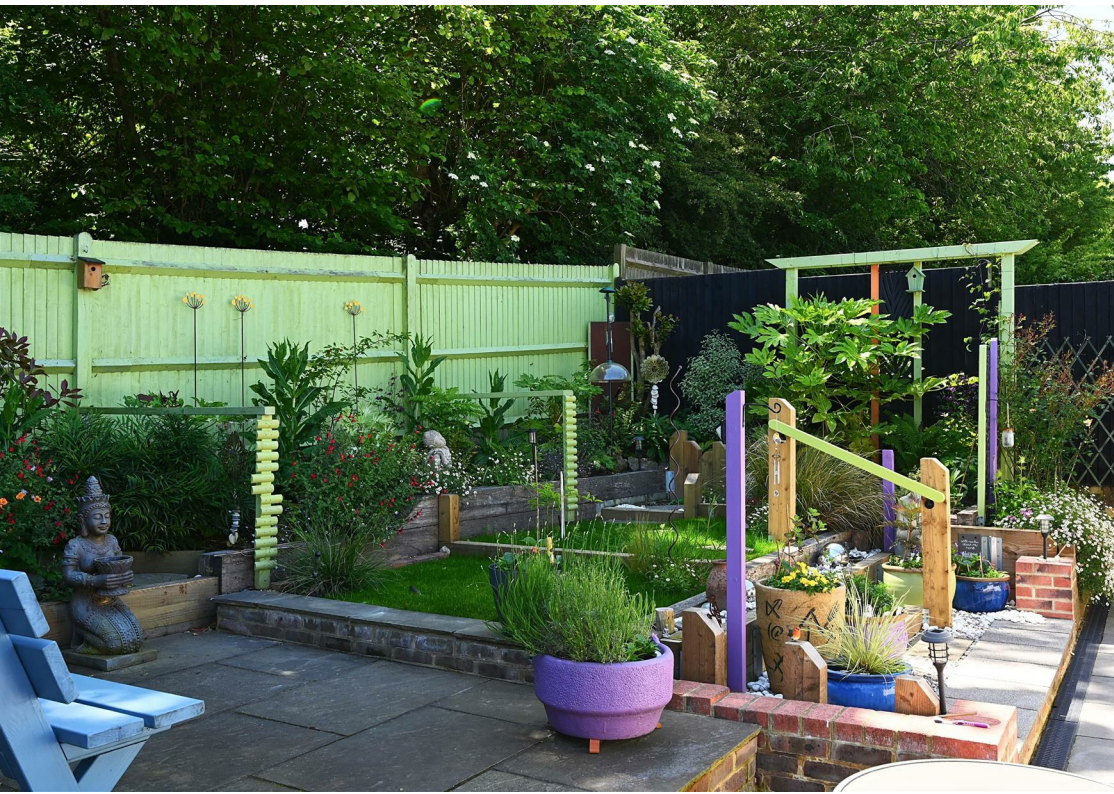
Detached Garage 17'4 x 9'3 (5.28m x 2.82m)

Lovely, Landscaped Gardens

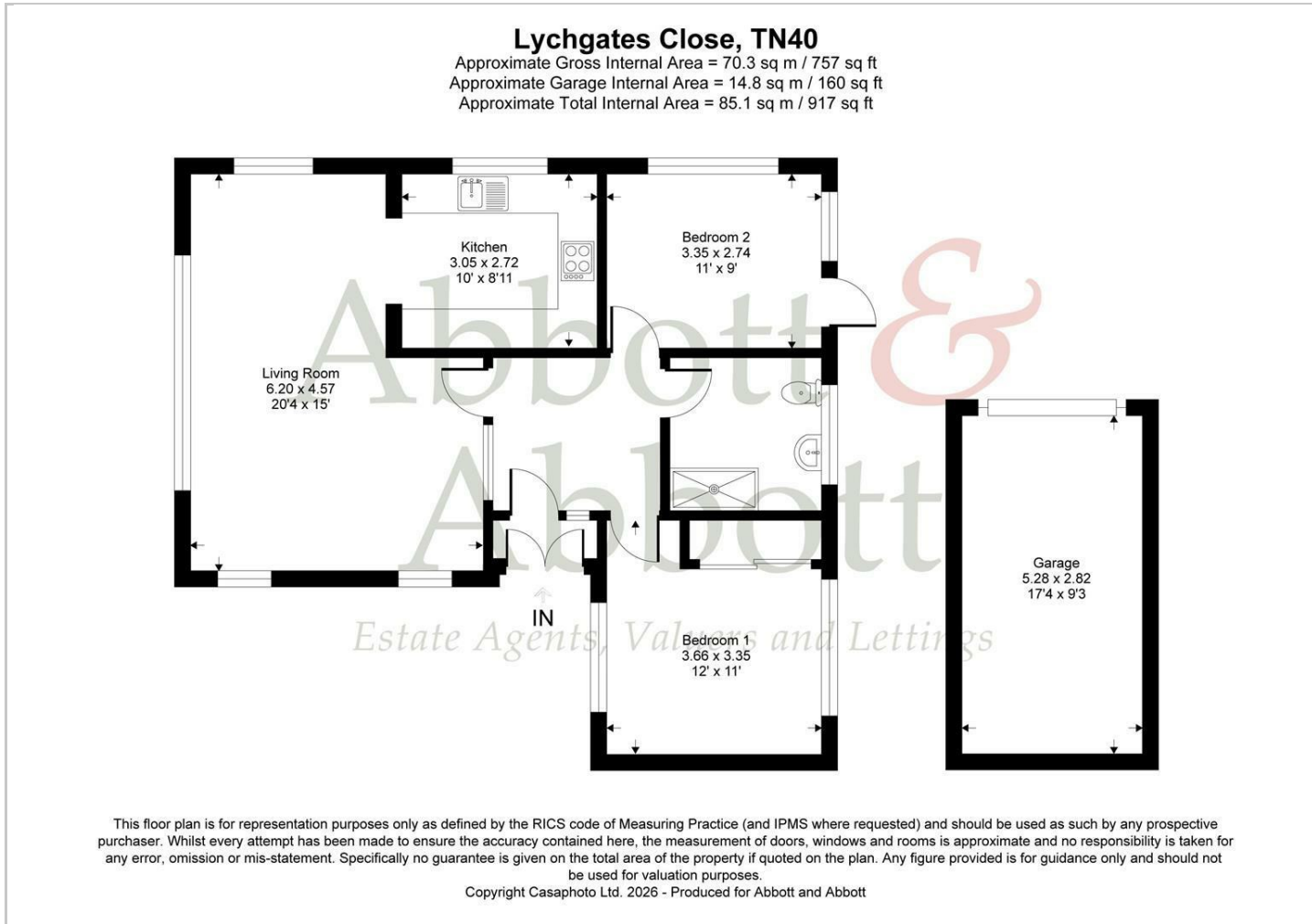
Council Tax Band: C (Rother District Council)

EPC Rating: D





Floor Plans



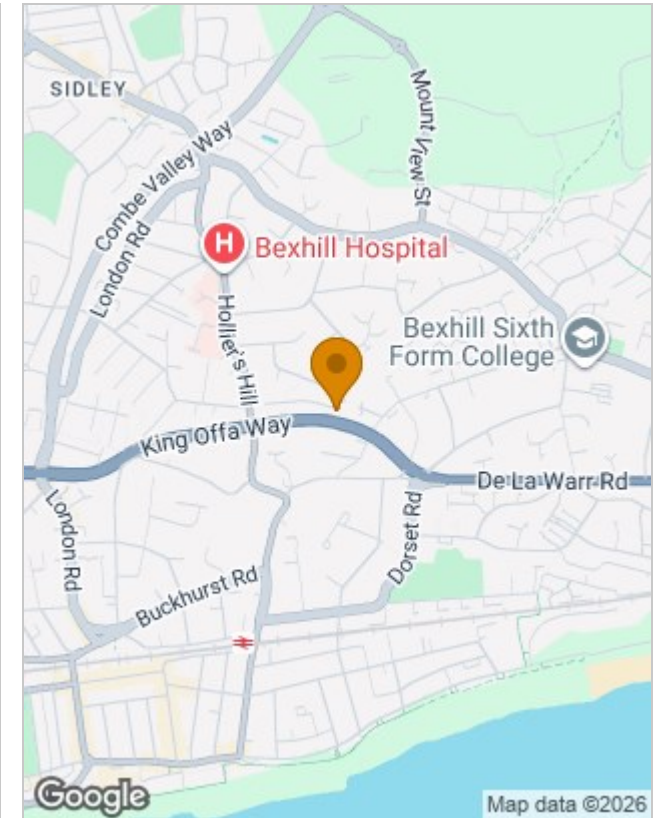
Viewing

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.

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Location Map



Energy Performance Graph

