

Abbott & Abbott

Estate Agents, Valuers and Lettings



61 College Road, Bexhill-On-Sea, TN40 1TN

£310,000



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£310,000

61 College Road

Bexhill-On-Sea, TN40 1TN

- Charming semi-detached bungalow in favoured 'Penland Wood' location
- South-facing lounge with bay window
- Shower room
- Off-road parking
- Only a few hundred yards walking distance from Ravenside shopping complex
- Three bedrooms
- Kitchen with integrated appliances
- Pretty gardens
- Gas central heating & uPVC double glazing
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this charming semi-detached bungalow, situated in a most convenient location on the favoured 'Penland Wood' development, within easy reach of the town centre, the Ravenside shopping complex and the beach at Galley Hill. Built in the 1970's, the property offers highly versatile accommodation, with the garage having been converted to a further room, suitable for a variety of uses. The property also provides two further bedrooms - one currently used as a dining room, a pleasant south-facing lounge with bay window, kitchen, and shower room. Outside, there is a concrete hardstanding offering off-road parking and a pretty rear garden. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

Situated on a bus route, the property is just a few hundred yards walking distance from the Ravenside shopping complex and just over a mile from the town centre. The seafront at Galley Hill is also easily accessible, via a nearby footpath.



uPVC Double Glazed Entrance Porch

7'2 x 4'9 (2.18m x 1.45m)

L-Shaped Entrance Hall

South-Facing Living Room

16'4 into bay x 10'6 (4.98m into bay x 3.20m)

Kitchen

10'7 x 8'3 (3.23m x 2.51m)

Bedroom One

16'6 x 7'10 (5.03m x 2.39m)

Bedroom Two

12'7 x 11'5 (3.84m x 3.48m)

Bedroom Three/ Dining Room

11' x 9'11 (3.35m x 3.02m)

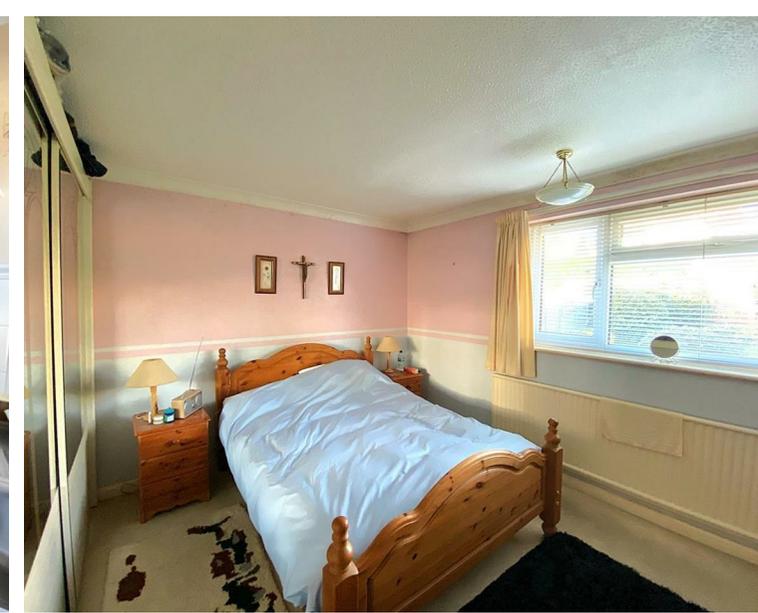
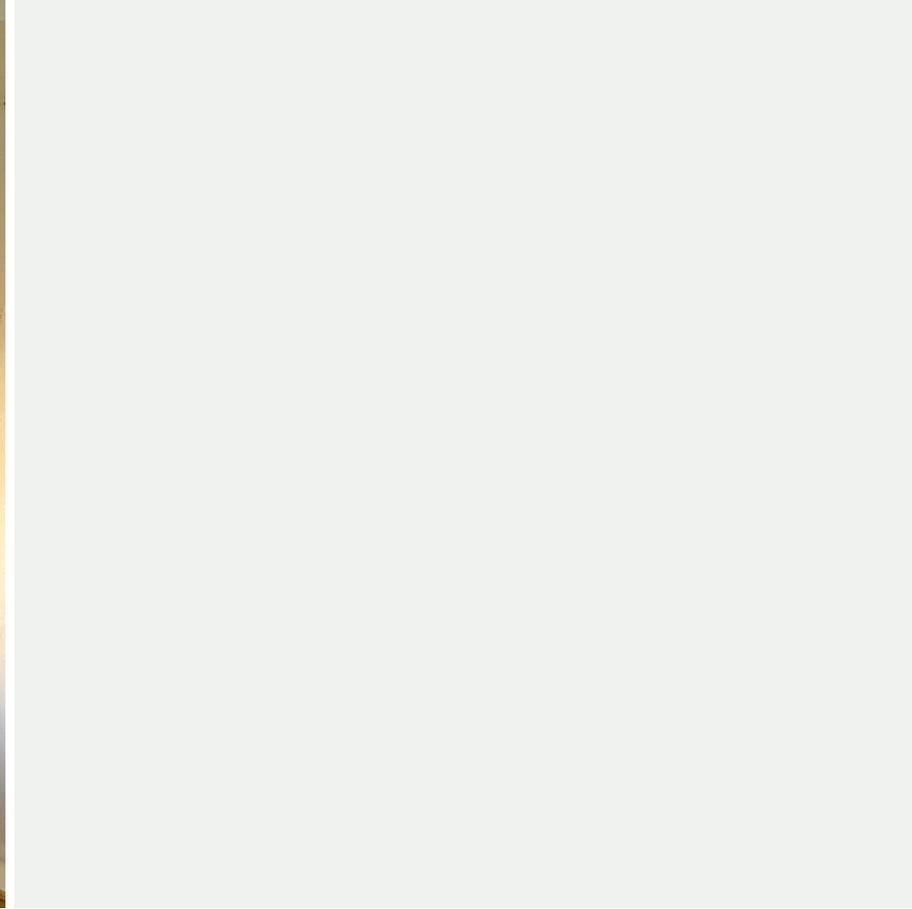
Shower Room

Off-Road Parking

Pretty Gardens

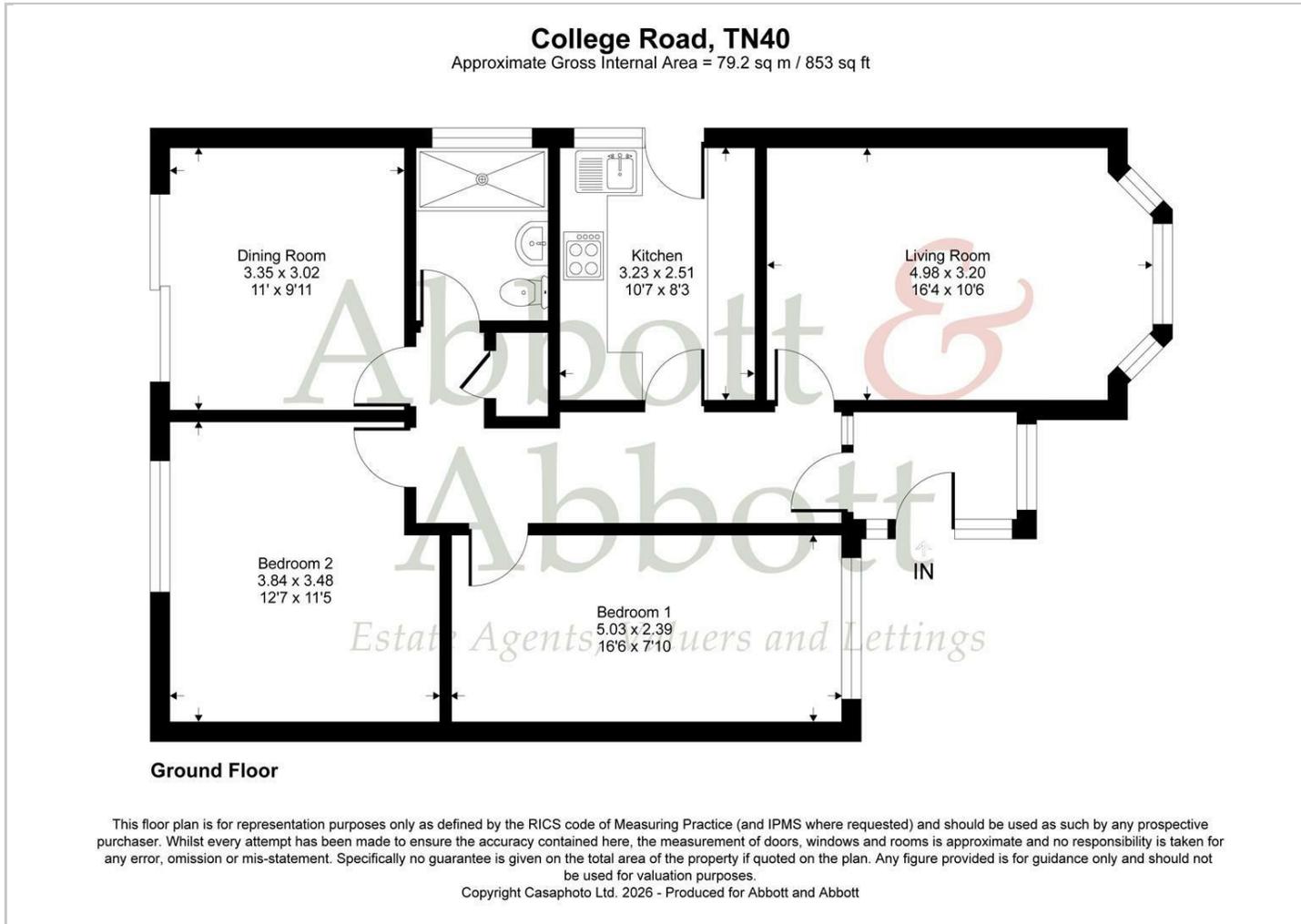
Council Tax Band: C (Rother District Council)

EPC Rating: D





Floor Plans



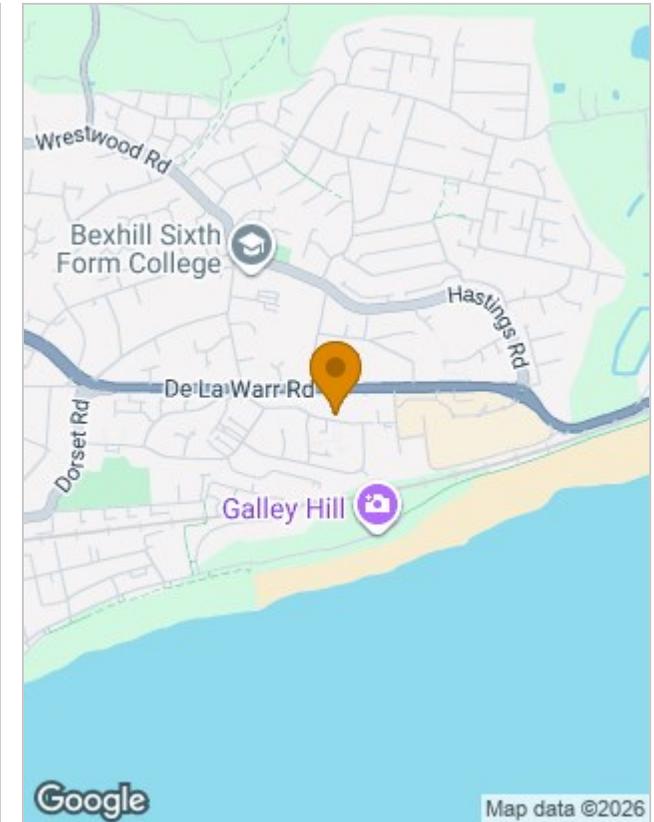
Viewing

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

