

# Abbott & Abbott

Estate Agents, Valuers and Lettings

7 Carfax Close, Bexhill-On-Sea, TN39 5EG

£295,000





£295,000

# 7 Carfax Close

Bexhill-On-Sea, TN39 5EG

- Beautifully-presented end terrace house in safe, traffic-free location
- Excellent garden room
- Attractive kitchen with built-in oven & hob
- Easily-maintained gardens
- Tucked-away position adjacent to a green and woodland.
- Three bedrooms
- Good size, through living/dining room
- Shower room with contemporary suite
- Gas central heating and uPVC double glazing
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this beautifully presented end terrace house, situated in a safe, traffic-free location, in a cul-de-sac, immediately adjacent to a green and woodland. The property provides bright and well-planned accommodation which provides three bedrooms, a good size, through lounge/dining room, an attractive kitchen with built-in oven & hob complimented by a utility room, a shower room with contemporary suite, and cloakroom. Outside, there is a garage in an adjacent block and easily-maintained gardens to the front and rear. Gas central heating is installed and there are uPVC double glazed windows and external doors.

The property is situated in a tucked-away position off a cul-de-sac towards the northern outskirts of the town, within easy reach of Sidley shops and services, and about two miles from the town centre and seafront. Local buses stop nearby and the property is also within easy reach of local schools.



<b>Kitchen</b>	11'6 x 8'2 (3.51m x 2.49m)
<b>Utility Room</b>	7'2 x 5' (2.18m x 1.52m)
<b>Cloakroom</b>	
<b>Inner Hall</b>	
<b>Living/Dining Room</b>	10' x 8' (3.05m x 2.44m)
<b>Garden Room</b>	12'4 x 10' (3.76m x 3.05m)
<b>First Floor Landing</b>	
<b>Bedroom One</b>	15' x 10'6 (4.57m x 3.20m)
<b>Bedroom Two</b>	10'6 x 8' (3.20m x 2.44m)
<b>Bedroom Three</b>	9'3 x 7'3 (2.82m x 2.21m)
<b>Shower Room</b>	
<b>Easily-Maintained Gardens</b>	
<b>Garage</b>	14'3 x 8'6 (4.34m x 2.59m)



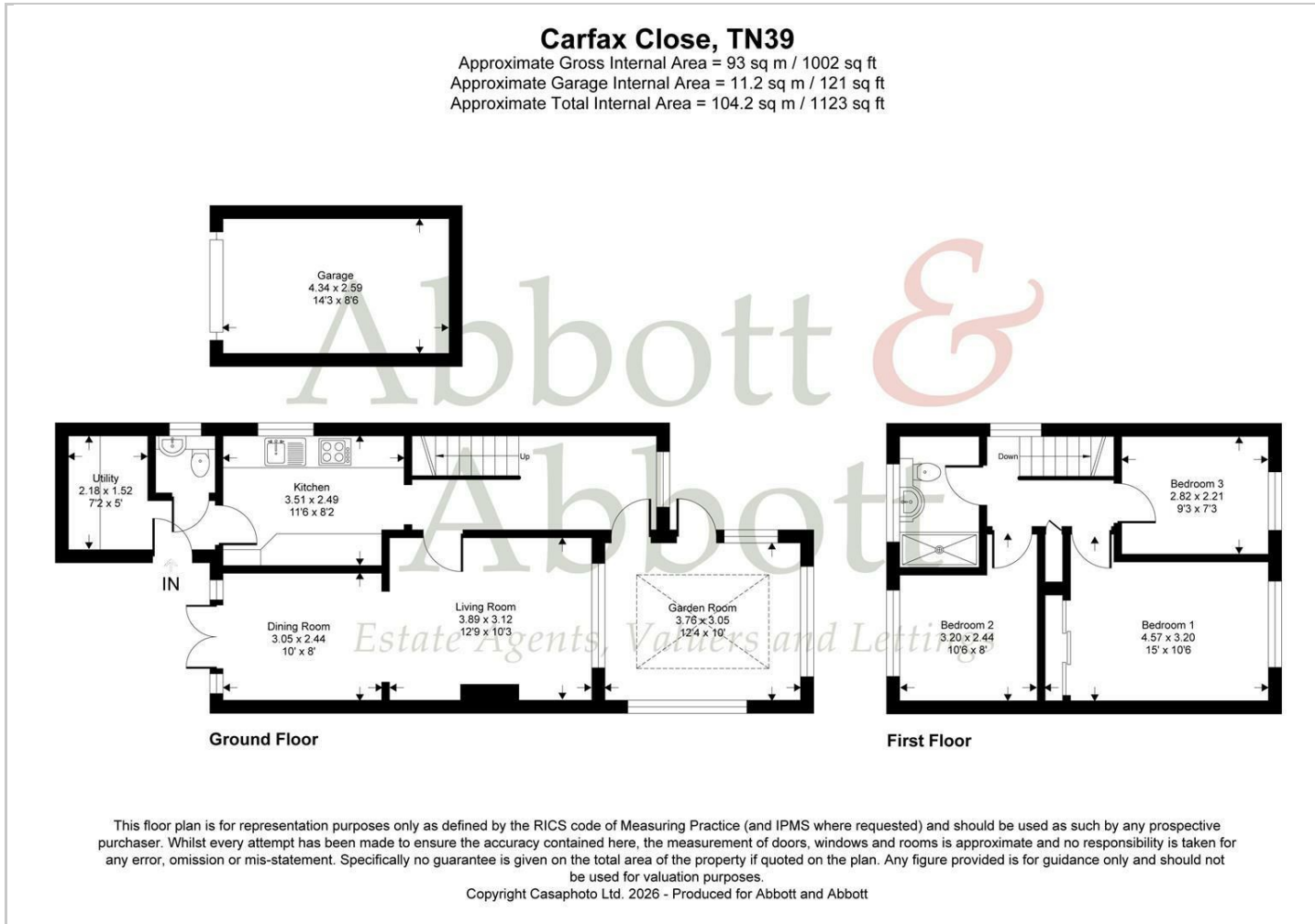


**Council Tax Band: B (Rother District Council)**  
**EPC Rating: C**





## Floor Plans



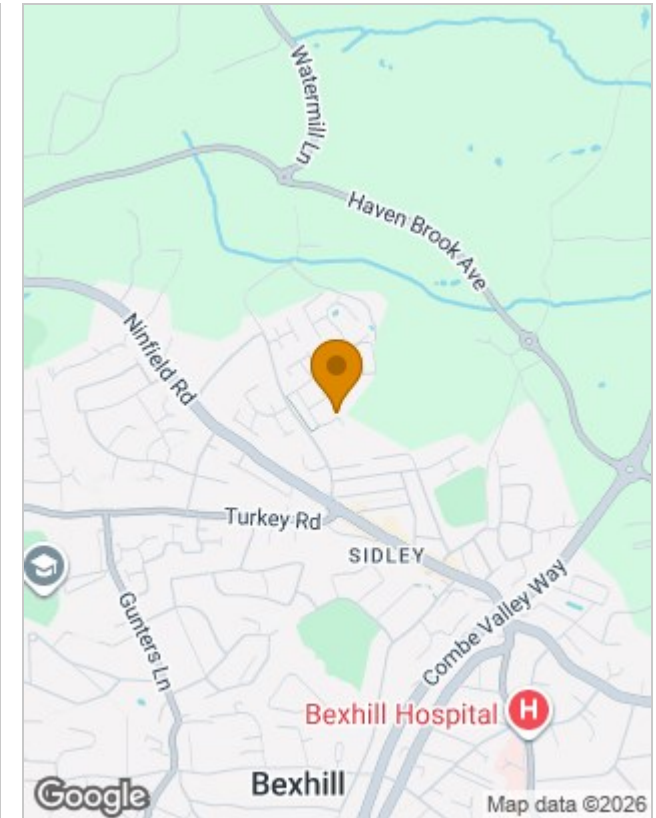
## Viewing

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

