

# Abbott & Abbott

Estate Agents, Valuers and Lettings



1 New Park Avenue, Bexhill-On-Sea, TN40 1QR

£569,950









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# 1 New Park Avenue

Bexhill-On-Sea, TN40 1QR

- Charming detached house in excellent central location - easy reach of shops, station and seafront
- Two reception rooms - including double aspect lounge
- Good size kitchen complimented by utility area
- Garage and extensive vehicle hardstanding
- Three bedrooms - one with en suite shower
- uPVC double glazed conservatory overlooking rear garden
- Mature gardens - including long rear garden with westerly aspect
- Gas central heating & uPVC double glazing

Abbott & Abbott Estate Agents offer for sale this charming detached house of some character, situated in an excellent, central location, only a few hundred yards from the station, the main town centre shopping streets and the seafront. Built in the 1930's and set in good size, mature gardens, the property provides well-proportioned accommodation which includes three bedrooms - one with en suite shower room, two reception rooms - including a double aspect through lounge, uPVC double glazed conservatory overlooking the rear garden, a good size kitchen, and a bath/shower room. Outside, twin gates lead to an extensive area of off-road parking, plus an integral garage, and there is a long rear garden with a westerly aspect. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

Properties of this type are seldom available in such a convenient central location. Viewing is recommended.



**Entrance Hall** 10'8 x 6' (3.25m x 1.83m)

**Cloakroom**

**Double Aspect Lounge** 16'4 x 12' (4.98m x 3.66m)

**uPVC Double Glazed Conservatory**  
14'7 x 13'7 (4.45m x 4.14m)

**Dining Room**  
11'10 x 11'9 plus bay (3.61m x 3.58m plus bay)

**Kitchen** 11'10 x 8' (3.61m x 2.44m)

**Utility Area**

**First Floor Landing**

**Bedroom One** 16'4 x 12' (4.98m x 3.66m)

**Bedroom Two** 12' x 11'10 (3.66m x 3.61m)

**En Suite Shower**

**Bedroom Three** 8'10 x 8' (2.69m x 2.44m)







**Bath/Shower Room**

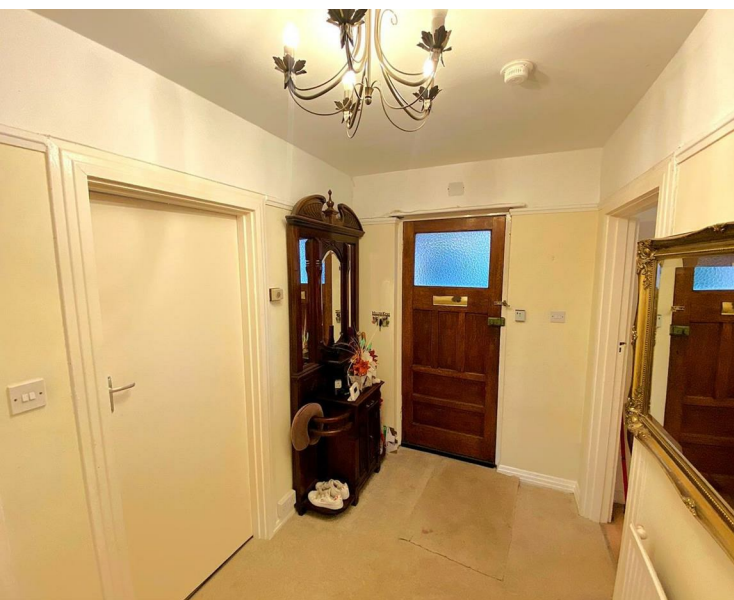
**Separate WC**

**Integral Garage** 16'4 x 8'11 (4.98m x 2.72m)

**Mature Gardens**

**Council Tax Band: D (Rother District Council)**

**EPC Rating: D**









Floor Plans



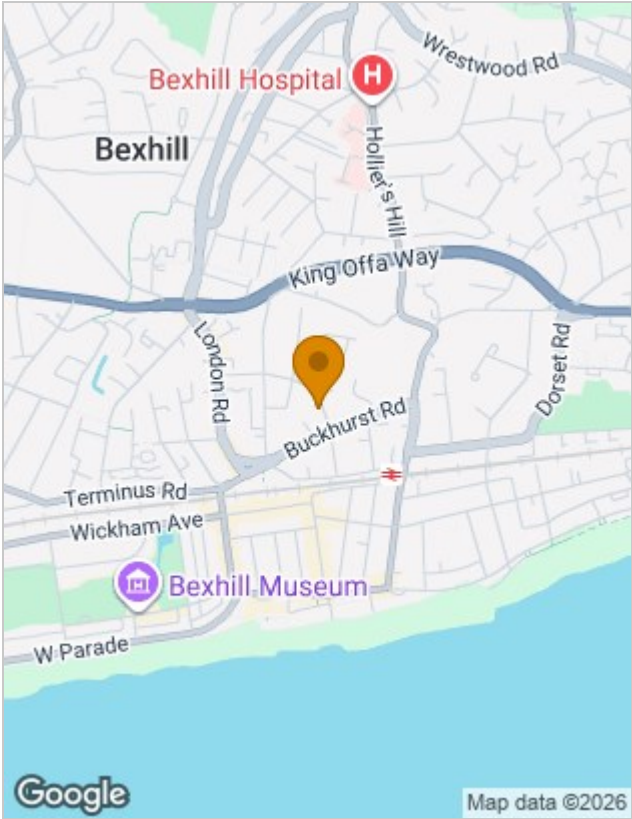
Viewing

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

