

# Abbott & Abbott

Estate Agents, Valuers and Lettings



1 Saldean Way, Bexhill-On-Sea, TN39 3SS

Offers Over £450,000



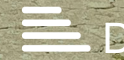
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Offers Over £450,000

# 1 Saltdean Way

Bexhill-On-Sea, TN39 3SS

- Charming detached bungalow in favoured position in West Bexhill
- Good size lounge/dining room with westerly aspect
- 22'4 garage
- Gas central heating and uPVC double glazing
- Two bedrooms with wardrobes - with en suite shower to main bedroom
- Kitchen with oven & hob
- Mature gardens - rear garden with westerly aspect
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached bungalow, situated in a quiet and much favoured road in West Bexhill, within easy reach of Cooden Beach and Little Common. Built in the 1960's, the property offers bright and well-proportioned accommodation which provides two bedrooms - each with wardrobes and an en suite shower to the main bedroom, a lovely 21' x 12' lounge/dining room overlooking the rear garden, kitchen with oven & hob, and bathroom. Outside, there is a 22' garage and mature gardens, the rear garden with a westerly aspect. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed, on the route of the local Town Bus, and about half a mile from Cooden Beach railway station, golf course and seafront, and a similar distance from Little Common shops and services. The seafront at West Parade is just under a mile, with Bexhill town centre just under two miles distant.



## Enclosed Entrance Porch

**Spacious Entrance Hall** 13' x 6'4 (3.96m x 1.93m)

**Lounge/Dining Room**  
21' max x 12' max (6.40m max x 3.66m max)

**Kitchen** 11'7 x 9'8 (3.53m x 2.95m)

**Bedroom One** 13'6 max x 13'2 (4.11m max x 4.01m)

## En Suite Shower Room

**Bedroom Two** 11'5 x 9' (3.48m x 2.74m)

## Bathroom

**Integral Garage** 22'4 x 8' (6.81m x 2.44m)

## Front & Rear Gardens

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

**EPC Rating: D**







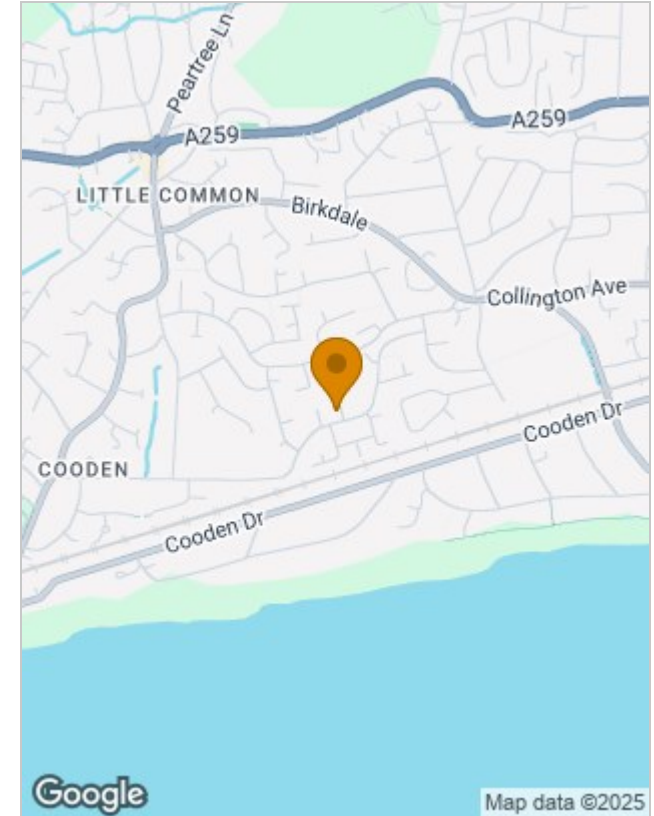




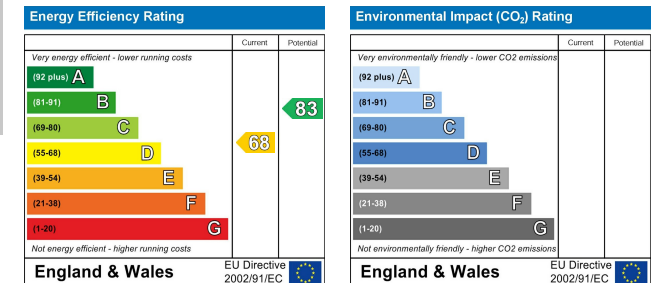
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.