

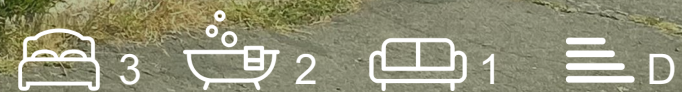
Abbott & Abbott

Estate Agents, Valuers and Lettings



6 Blackfields Avenue, East Sussex, TN39 4JL

£410,000





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East Sussex, TN39 4JL

- Spacious Detached Larkin Bungalow with bright, versatile accommodation
- Double aspect Lounge
- Corner plot with enclosed south-facing garden
- Much favoured and well matured location in West Bexhill
- Two/Three Bedrooms - with En Suite Shower to main bedroom
- Large Integral Garage
- Gas central heating & uPVC double glazing
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this highly spacious detached bungalow, occupying a good size corner plot and situated in a much favoured and well matured area of West Bexhill. Built in the 1960's by local builders, R A Larkin, the property offers bright and versatile split-level accommodation with a potential for three bedrooms or two reception rooms - the main bedroom with en suite shower room, a large double aspect lounge, kitchen with southerly aspect complimented by a separate utility room, modern bathroom with WC and a further separate WC. There is also a large integral garage and, outside, an enclosed south-facing garden. Gas central heating is installed and there are uPVC double glazed windows and external doors.

The property is well placed for Highwoods Golf Course and the open spaces of Broad Oak Park. Local buses stop in nearby Little Common Road, with the local town bus available in Courthope Drive. The town centre, seafront and Little Common are all approximately one mile.



Enclosed Entrance Porch 6'5 x 4'8 (1.96m x 1.42m)

Long Split-Level Entrance Hall
32'7 max x 6' max (9.93m max x 1.83m max)

Double Aspect Lounge 16' x 15' (4.88m x 4.57m)

Kitchen 10' x 9' plus recess (3.05m x 2.74m plus recess)

Bedroom Three/ Dining Room
10' x 10' (3.05m x 3.05m)

Bedroom Two 15' x 12' (4.57m x 3.66m)

Bedroom One
12'8 plus door recess x 12' (3.86m plus door recess x 3.66m)

En Suite Shower

Bathroom 7'2 x 6' (2.18m x 1.83m)

Cloakroom





Utility Room

12' x 6' (3.66m x 1.83m)

Large Integral Garage

15'9 x 11'10 wide (4.80m x 3.61m wide)

Gardens

Council Tax Band - D (Rother District Council)

EPC Rating - D





Floor Plans



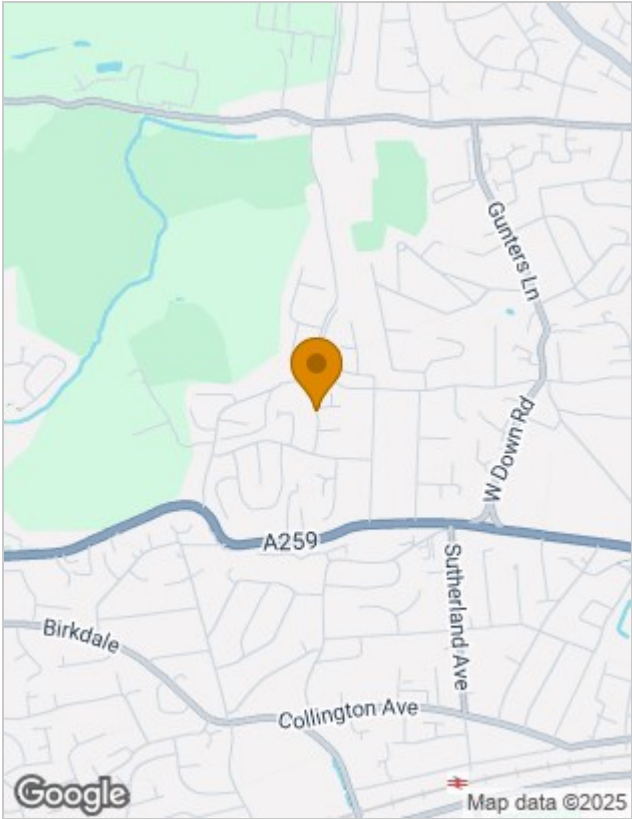
Viewing

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

