



25 Hillcrest Avenue, Bexhill on Sea, TN39 4DA

£375,000

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# 25 Hillcrest Avenue

Bexhill on Sea, TN39 4DA

- Recently modernised detached bungalow in road of individual property
- Double aspect lounge with oriel bay window
- uPVC double glazed sun room overlooking the rear garden
- Large detached garage at rear of property, plus additional off-road parking
- Close to local shop, buses and Bexhill Down
- Versatile accommodation with a potential for three bedrooms
- Good size kitchen with integrated appliances
- Contemporary bathroom
- Gas central heating and uPVC double glazed windows and exterior doors
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached bungalow, offering bright and versatile accommodation and situated in an attractive road of individual property. Recently modernised and extensively improved, the property provides a potential for three bedrooms, plus an attractive, double aspect lounge, a contemporary bathroom, and a good size kitchen with integrated appliances providing access to a uPVC double glazed sun room overlooking the rear garden. Outside, there is off-road parking for a car, plus a large detached garage situated to the rear of the property. There is also a good size, mature 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 for a local post office/shop in Windmill Drive, local buses in Gunters Lane, and the open spaces of Bexhill Down are nearby. The town centre and seafront are just over a mile.



## Enclosed Entrance Porch

**Lounge** 13'9 x 12'7 (4.19m x 3.84m)

**Bedroom Three/Dining Room**  
13' into bay x 9'8 (3.96m into bay x 2.95m)

## Inner Hall

**Kitchen/Breakfast Room**  
14'3 max x 10'2 max (4.34m max x 3.10m max)

**uPVC Double Glazed Sun Room**  
11'3 x 8' (3.43m x 2.44m)

**Bedroom One** 14' x 9' (4.27m x 2.74m)

**Bedroom Two** 10'9 x 9'5 (3.28m x 2.87m)

## Bathroom

**Detached Garage** 19'10 x 8'10 (6.05m x 2.69m)

**Further Off-Road Parking**





**Mature Gardens**

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

**EPC Rating: D**

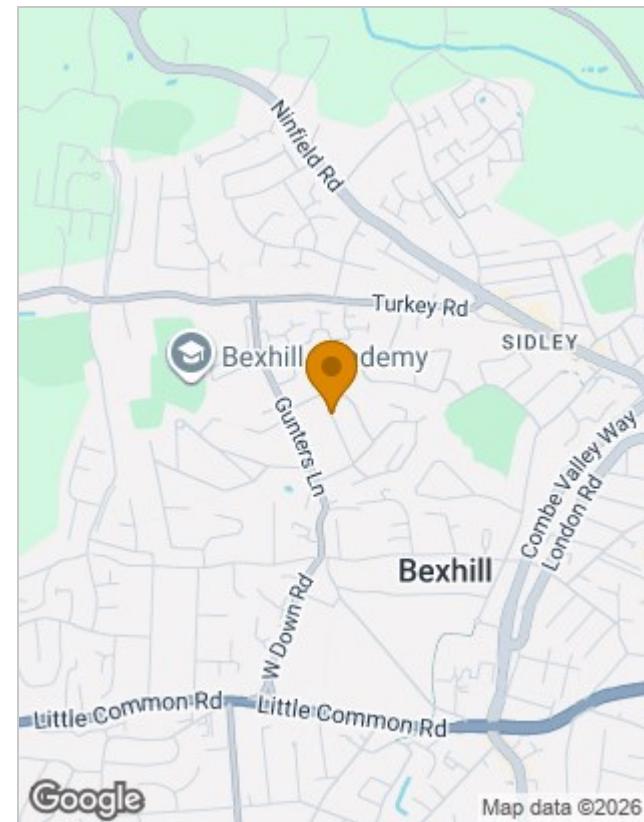




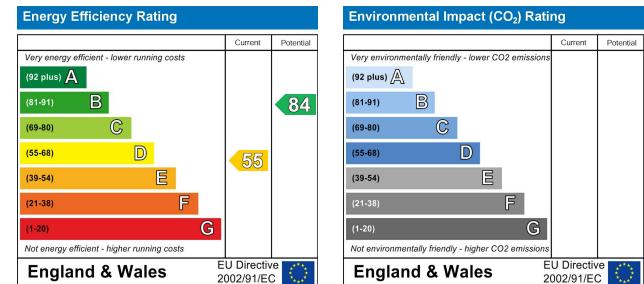
## Floor Plans



## 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.