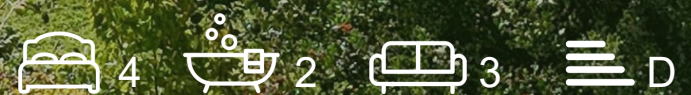


7 Fairlight Close, Bexhill-On-Sea, TN40 2PT

£475,000









£475,000

# 7 Fairlight Close

Bexhill-On-Sea, TN40 2PT

- Extended semi-detached house, set in large gardens, providing versatile accommodation.
- Three good size reception rooms
- Detached garage
- Tucked-away position in quiet cul-de-sac, close to shops and beach
- Superb family-size accommodation
- Four bedrooms - one with en suite shower
- Attractive kitchen with integrated appliances
- Gas central heating and uPVC double glazed windows and exterior doors
- Space for possible development of garden - subject to any necessary consents
- Unusual and highly recommended opportunity

Abbott & Abbott Estate Agents offer for sale this beautifully-presented and extended semi-detached house, situated in a quiet, tucked-away position at the end of a cul-de-sac, and set in large, private gardens. Originally built in the 1960's, and extended in the 1980's, the property provides highly versatile accommodation, ideal for a family. There are four bedrooms - one with en suite shower, three good size reception rooms - including a useful breakfast/family room, a sun room overlooking the gardens, a well-equipped kitchen, cloakroom, and bathroom. Outside, the gardens are a particular feature, of an excellent size, and there is a detached garage. The gardens appear to provide space for possible development - subject to further investigation and obtaining any necessary consents. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed for the Ravenside shopping complex and the beach at Glyne Gap. Local schools are nearby and buses to Bexhill, Hastings and Eastbourne are available in De la Warr Road. The town centre is just under two miles distant.

This is an unusual opportunity to acquire such a good size property in large, private gardens. Viewing is highly recommended.



## Enclosed Entrance Porch

## Entrance Hall

## Cloakroom

**Lounge** 13' plus bay x 12' (3.96m plus bay x 3.66m)

**Dining Room** 12' x 10'10 (3.66m x 3.30m)

**Sun Room** 11'8 x 8'9 (3.56m x 2.67m)

**Kitchen** 19'2 max x 8'9 (5.84m max x 2.67m)

**Breakfast/Family Room** 14'4 x 9' (4.37m x 2.74m)

## L-Shaped First Floor Landing

## Bedroom One

12'8 x 10'2 to wardrobes (3.86m x 3.10m to wardrobes)

## Bedroom Two

12' x 10'10 (3.66m x 3.30m)

## Bedroom Three

11'6 x 9' (3.51m x 2.74m)







**En Suite Shower**

**Bedroom Four**

**9' x 7'10 (2.74m x 2.39m)**

**Bathroom**

**Detached Garage**

**16'6 x 8' (5.03m x 2.44m)**

**Large Gardens**

**Space for Possible Development**

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

**EPC Rating: D**









Floor Plans

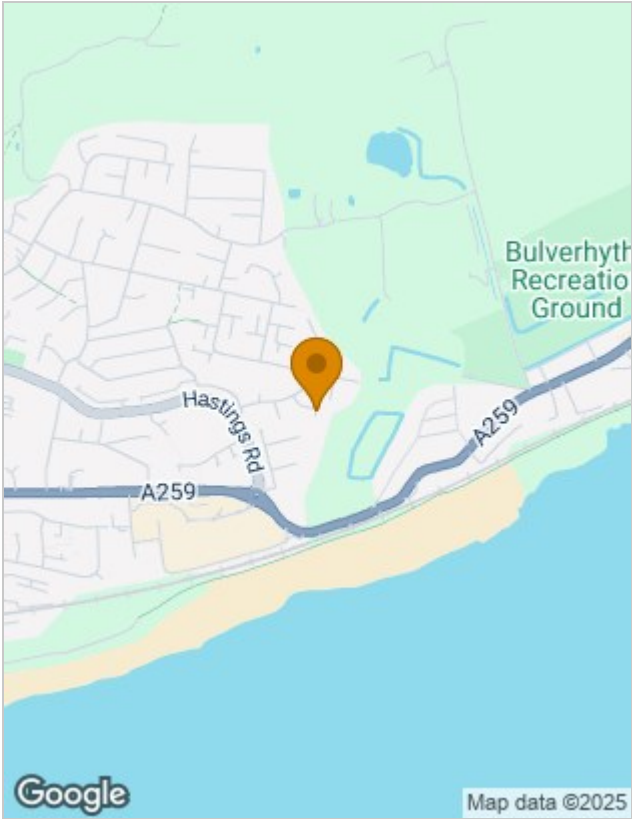


Viewing

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.

Location Map



Energy Performance Graph

