

**Abbott &  
Abbott**

*Estate Agents, Valuers and Lettings*



**18 Beaconsfield Road**

, Bexhill-on-Sea, TN40 2BN

**£195,000**



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D

# 18 Beaconsfield Road

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming terrace house, situated in a cul-de-sac to the rear of the Old Town, within easy reach of a local shop, buses in London Road and a nearby primary school. The property provides two bedrooms and two reception rooms, plus a modern kitchen with built-in oven & hob and first floor bathroom. Outside, there is a good size rear garden. Gas fired central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed, just under a mile from the town centre and seafront and close to access to the Bexhill - Hastings link road.

- Charming mid-terrace house in cul-de-sac to rear of the Old Town
- Two bedrooms
- Gas central heating & double glazed windows and doors
- Close to local shop, buses, and primary school
- Modern kitchen with oven & hob
- Good size rear garden.
- Two reception rooms
- No onward chain

Small Entrance Lobby  
Glazed door to:

Entrance Hall  
Built-in storage cupboard, radiator. Glazed door to dining room. The entrance hall opens directly into the:

Sitting Room  
13' x 10'8  
Stairs to first floor, television point, telephone point, radiator.

Dining Room  
14' x 9'8  
Fitted storage cupboards, radiators

Kitchen  
11'3 x 7'  
A double aspect room, overlooking the rear garden, equipped with a modern range of base storage units comprising cupboards, drawers and work surfaces plus matching wall-mounted storage cupboards. Stainless steel sink with half bowl, mixer tap and drainer, tiled splashbacks, gas hob with extractor hood, electric oven, plumbing for washing machine, tiled flooring, radiator. uPVC double glazed door to rear garden.

First Floor Landing  
Trap access to loft space

Bedroom One  
14' x 9'6  
Built-in wardrobe, television point, radiator.

Bedroom Two  
11' x 9'7  
Built-in wardrobe, plus further fitted cupboard. Radiator.

Bathroom  
Tiled walls and a white suite comprising panelled bath with shower over, pedestal wash basin with mixer tap, and WC. Radiator, built-in cupboard housing Viessman gas-fired boiler.

Gardens  
Small area of front garden, laid with slate chippings. Good size rear garden, mainly lawn with ornamental shrub borders, plus a paved patio area and large, timber-built garden shed.

Council Tax Band - B (Rother District Council)

EPC Rating - D





## Floor Plan



## Area Map



## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

