Abbott & Abbott

Estate Agents, Valuers and Lettings

7 Thornbank Crescent, Bexhill-On-Sea, TN39 3ND

£499,950

3 2 2 C

7 Thornbank Crescent

Bexhill-On-Sea, TN39 3ND

£499,950

- Exceptionally spacious detached bungalow in favoured cul-de-sac in West Bexhill
- Two reception rooms - including large double aspect living room
- Spacious shower room with modern suite and WC
- Large detached garage
- Convenient for local shops and buses - about a mile from town centre
- Three good bedrooms - with en suite shower to main bedroom
- Kitchen with appliances
- Cloakroom with WC
- Pretty gardens
- No onward chain

Abbott and Abbott Estate Agents offer for sale, with no onward chain, an exceptionally spacious detached bungalow, situated in a tucked-away position at the end of a quiet cul-de-sac off Collington Avenue, within easy reach of shops, buses and railway station. Built in the early 1970's by local builders, R A Larkin, the bungalow provides three excellent bedrooms - with an en suite shower to the main bedroom, two good reception rooms including a large double aspect living room, kitchen with integrated appliances, a spacious shower room with WC, and a further separate WC. There is also an extensive loft area providing potential for conversion for further accommodation (subject to consents). Outside, there are pretty gardens and a large detached garage. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated in an excellent and convenient position, within easy reach of local shops and buses in Collington Avenue, walks in Collington Woods and Collington Halt railway station. The town centre is about a mile distant with the seafront at West Parade about half a mile.

Long Entrance Hall	29'5 x 6' max (8.97m x 1.83m max)
Cloakroom	
Double Aspect Living Room	17' max x 16'8 max (5.18m max x 5.08m max)
South-Facing Dining Room	12'3 x 11'11 (3.73m x 3.63m)
Kitchen	14'4 x 10' (4.37m x 3.05m)
Bedroom One	16' x 12' (4.88m x 3.66m)
En Suite Shower	
Bedroom Two	12'1 x 12'1 (3.68m x 3.68m)
Bedroom Three	10'6 max x 9'11 max (3.20m max x 3.02m max)
Spacious Shower Room	10' x 6'6 (3.05m x 1.98m)
Large Detached Garage	14' x 13'6 (4.27m x 4.11m)

Pretty Gardens

Council Tax Band: E (Rother District Council)

EPC Rating: C

Floor Plans

Thornbank Crescent, TN39

Approximate Gross Internal Area = 126 sq m / 1357 sq ft
Approximate Garage Internal Area = 17.5 sq m / 189 sq ft
Approximate Total Internal Area = 143.5 sq m / 1546 sq ft

Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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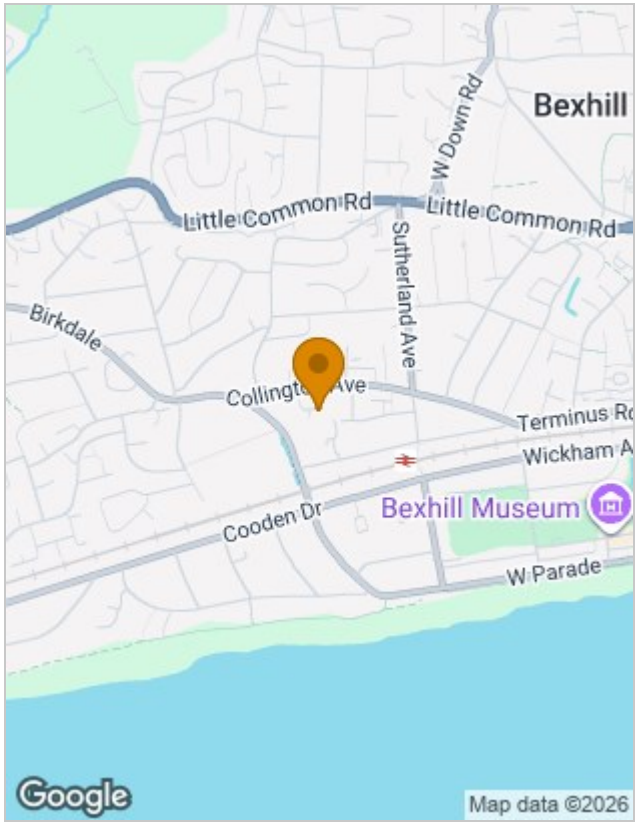
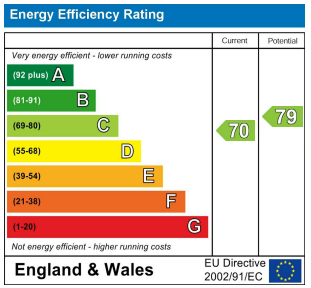
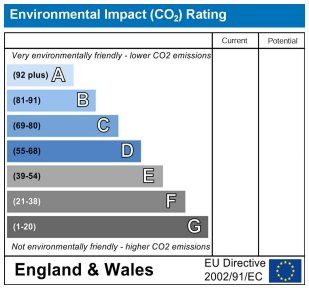
Location Map



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.

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