

Abbott & Abbott

Estate Agents, Valuers and Lettings



44 Barrack Road, Bexhill-On-Sea, TN40 2AT

£330,000





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Bexhill-On-Sea, TN40 2AT

- Charming semi-detached house in attractive road of individual property
- Pleasant living room with fitted wood burner
- Useful sun room/utility area
- Garage and off-road parking for a car
- Close to local primary school, buses and shop
- Two good bedrooms - each with wardrobes
- Good size kitchen with oven & hob
- Long, partially walled rear garden with southerly aspect
- Gas central heating from recently installed boiler, plus uPVC double glazing
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this charming semi-detached house, situated in an attractive road of individual properties, only yards from a much-favoured primary school, and with a long, partly-walled rear garden with a southerly aspect. The property provides bright, well-presented accommodation which includes two well proportioned bedrooms, a living room with fitted wood burner and exposed brick fireplace, dining room, a good size kitchen, and a spacious bathroom. There is also a useful, south-facing sun room, which opens to a utility area, and a garage, plus a driveway providing off-road parking for a car. Gas fired central heating is supplied by a recently-installed boiler, and there are uPVC double glazed windows and exterior doors.

The property is well situated, close to the picturesque Old Town and a local shop in St Georges Road. Local buses stop in nearby Holliers Hill, and the town centre and seafront are about a mile distant.



Entrance Hall

Dining Room 12'4 x 11'9 (3.76m x 3.58m)

Living Room
11'10 x 10'11 plus bay (3.61m x 3.33m plus bay)

Kitchen 11'3 x 9'2 (3.43m x 2.79m)

Sun Room/Utility Area
24' max x 15' max (7.32m max x 4.57m max)

First Floor Landing

Bedroom One
15' into bay x 13'6 (4.57m into bay x 4.11m)

Bedroom Two 11' x 9'9 (3.35m x 2.97m)

Spacious Bathroom 9'2 x 8'3 (2.79m x 2.51m)

Separate WC

Garage 15' x 7'9 (4.57m x 2.36m)

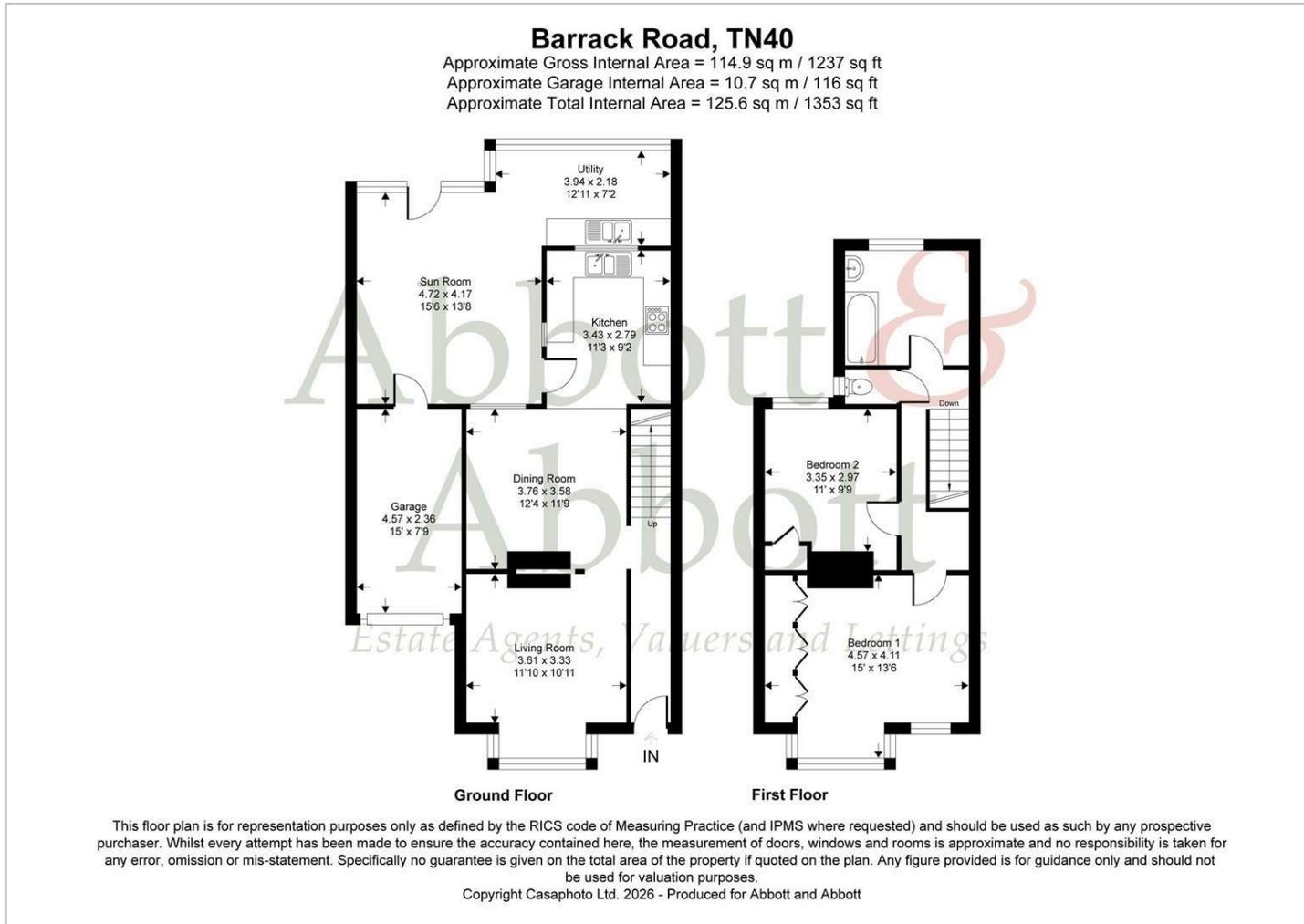


Long, Partly-Walled Rear Garden
Council Tax Band: C (Rother District Council)
EPC Rating: D
Planning Permission for Extension





Floor Plans



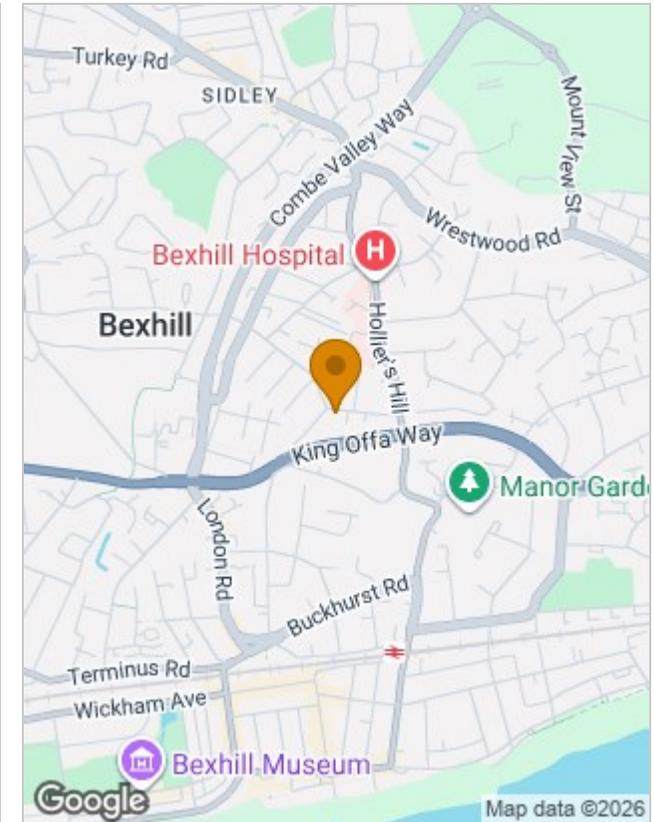
Viewing

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

