



5 Lullington Close, Bexhill-On-Sea, TN40 2SG

£295,000

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# 5 Lullington Close

Bexhill-On-Sea, TN40 2SG

- Beautifully presented terrace house with good size gardens
- Superb 23'3 through lounge/dining room
- Modern shower room
- Gas central heating and uPVC double glazing
- No onward chain
- Three bedrooms
- Attractive contemporary kitchen with appliances
- Garage in adjacent block
- Within a few hundred yards of local shops, buses and doctor's surgery
- Highly recommended

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this beautifully presented modern terrace house, with large gardens, situated in a quiet cul-de-sac off Martyns Way, within a few hundred yards of local shops, buses and a doctor's surgery. Built around 1970, the property occupies a slightly elevated position overlooking a small wooded copse in a recreation ground and provides bright and well-proportioned accommodation which provides three bedrooms, a superb 23'3 through lounge/dining room, an attractive contemporary kitchen with appliances, cloakroom, and shower room. Outside, there is a garage in an adjacent block and a long, productive rear garden with a southerly aspect. 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. The town centre is just over a mile distant.



## Entrance Hall

## Cloakroom

## Lounge/Dining Room

23'3 max x 11'3 max (7.09m max x 3.43m max)

## Kitchen

9'3 x 7'9 (2.82m x 2.36m)

## Lean-To Greenhouse/Utility

10'3 x 8'3 (3.12m x 2.51m)

## First Floor Landing

### Bedroom One

11'4 x 11' (3.45m x 3.35m)

### Bedroom Two

10'10 x 9'5 (3.30m x 2.87m)

### Bedroom Three

8' x 6'8 (2.44m x 2.03m)

## Shower Room

## Garage

17' x 8' (5.18m x 2.44m)

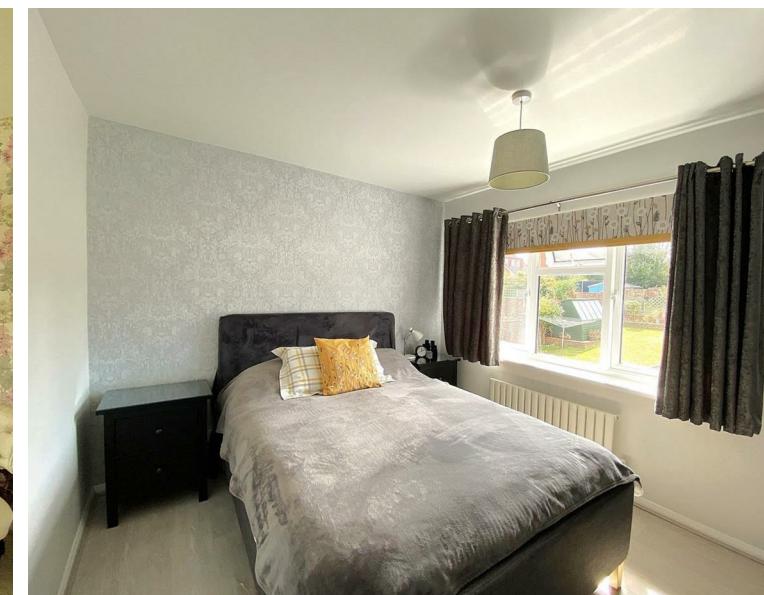
## Good Size Gardens





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

**EPC Rating: C**

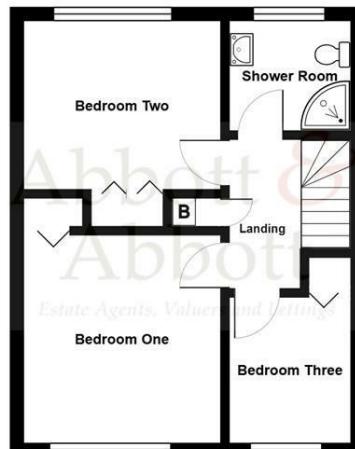
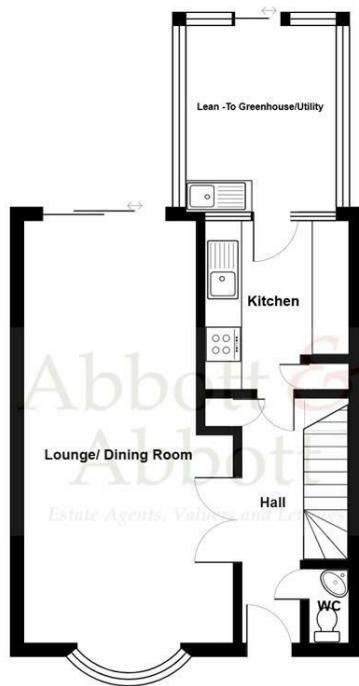




## Floor Plans

# Abbott & Abbott

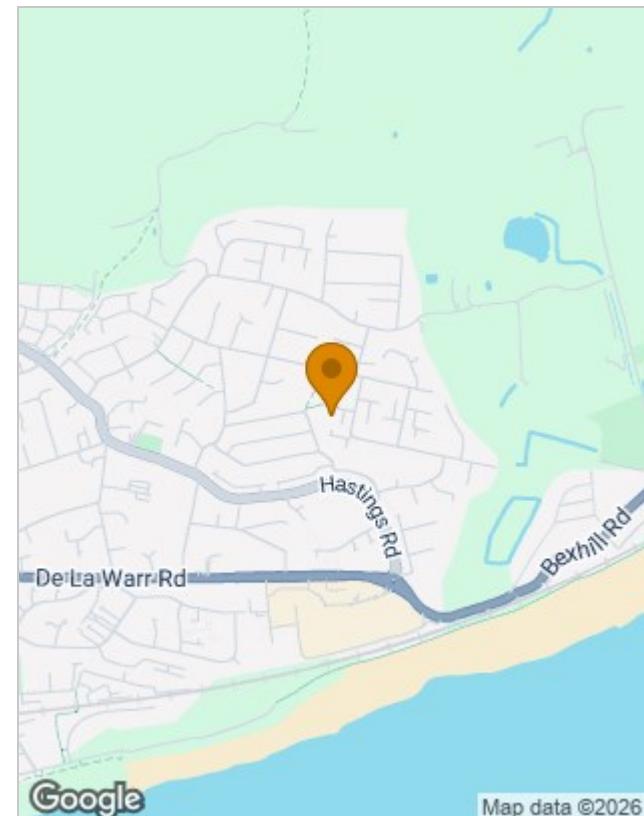
Estate Agents, Valuers and Lettings



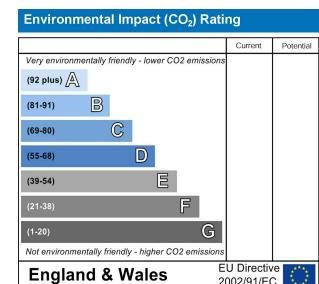
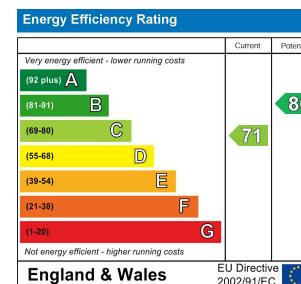
Total Area: 86.1 m<sup>2</sup> ... 927 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.