

Abbott & Abbott

Estate Agents, Valuers and Lettings

5 Redwell Avenue, Bexhill-on-Sea, TN39 5DQ

£435,000





5 Redwell Avenue

Bexhill-on-Sea, TN39 5DQ

- Excellent detached house in tranquil, tucked away position adjacent to woodland
- Good size living room
- Spacious contemporary bath/shower room, plus ground floor cloakroom
- Garage
- Peaceful cul-de-sac location
- Three bedrooms
- Open-plan kitchen/dining room opening into conservatory
- Private, well matured gardens - rear garden with sunny south-westerly aspect
- Gas central heating and uPVC double glazing
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this well presented three bedroom detached house, nestled in a tucked away position at the end of a quiet cul-de-sac, backing onto private and peaceful woodlands.

Built in the 1990's, the property offers bright, well-planned accommodation which also includes a good size living room, a spacious, contemporary bath/shower room, and cloakroom. A particular feature is the open-plan kitchen/dining room which opens directly into a uPVC double glazed conservatory overlooking the rear garden. Outside, there are easily maintained gardens, including a sunny rear garden with a south-westerly aspect, and there is also a single garage. Gas central heating is installed and there are uPVC double glazed windows.

The property is situated towards the northern outskirts of the town, yet easily accessible to the town centre and seafront. Local buses stop in nearby Ninfield Road and there are also local shops close by. There is also easy access to the Bexhill - Hastings link road and nearby country walks.

This is a most attractive property in a peaceful location. Viewing is recommended.



£435,000



Entrance Hall 13'1 x 3'3 (3.99m x 0.99m)

Cloakroom

Living Room 15'5 x 10'6 (4.70m x 3.20m)

Kitchen / Diner / Conservatory

Bedroom One 13'5 x 8'10 (4.09m x 2.69m)

Bedroom Two 10'6 x 10'6 (3.20m x 3.20m)

Bedroom Three 7'10 x 6'7 (2.39m x 2.01m)

Spacious Bath/ Shower room
9'10 x 8'2 (3.00m x 2.49m)

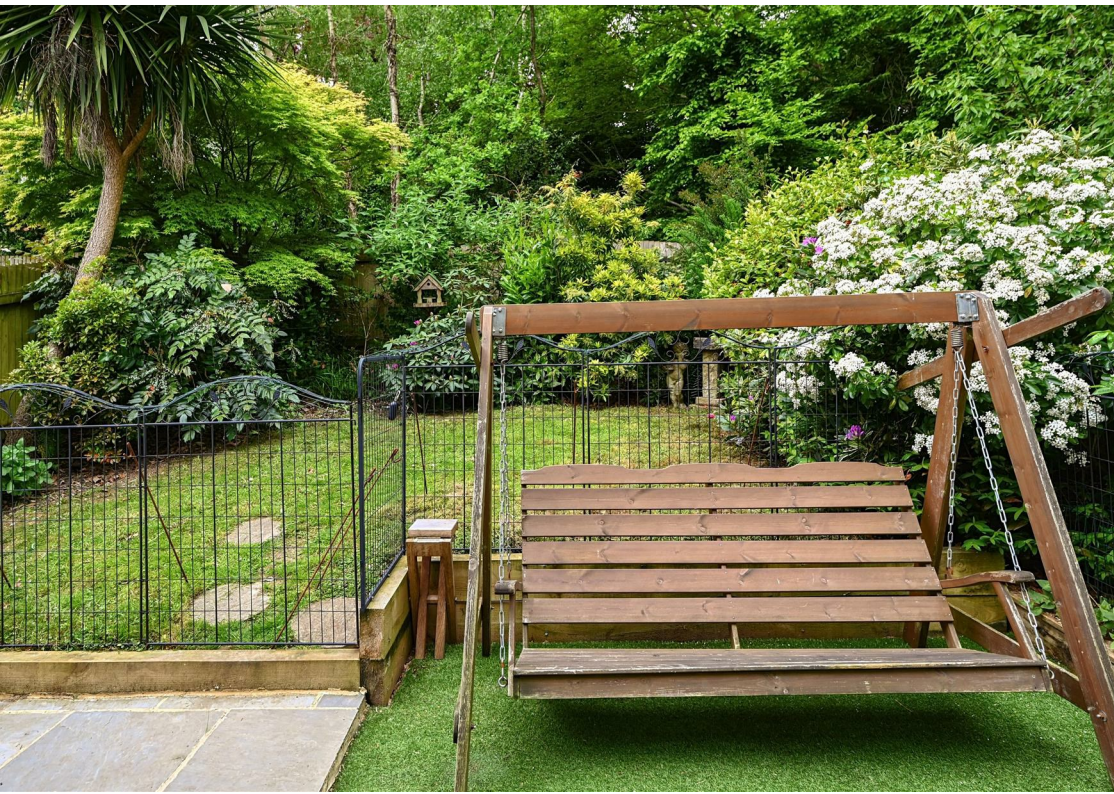
Garage 16'5 x 7'3 (5.00m x 2.21m)

Tranquil and Private Gardens

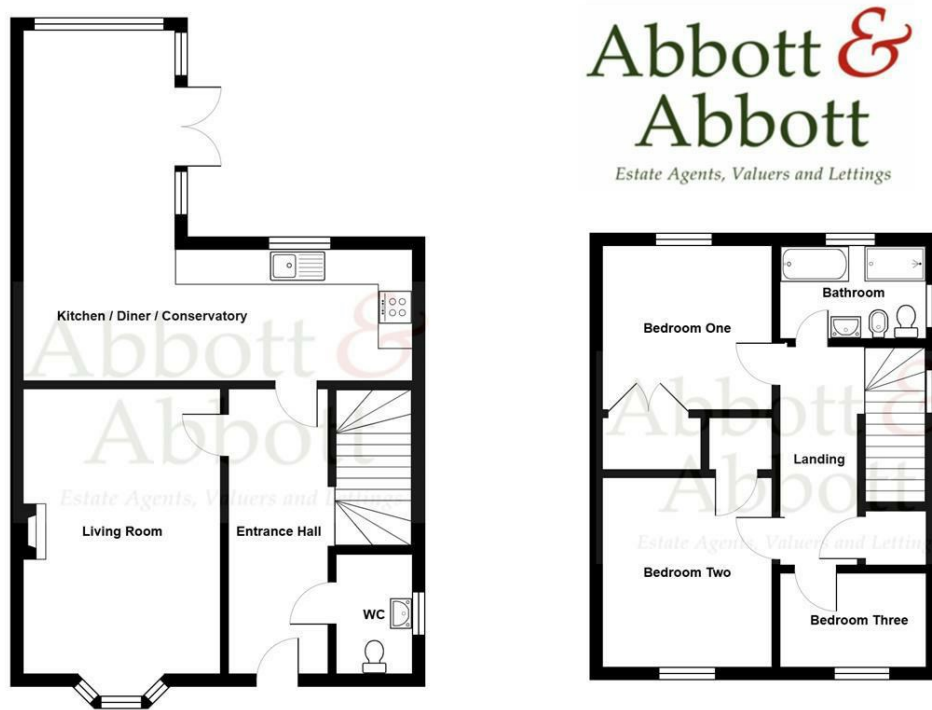
Council Tax Band - E (Rother District Council)

EPC Rating - D





Floor Plans



Total Area: 108.7 m² ... 1170 ft²

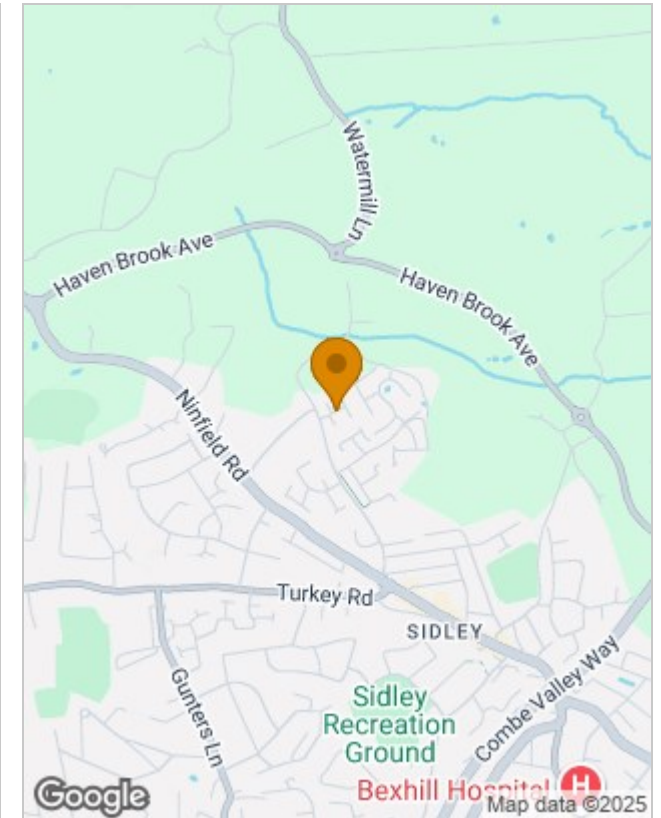
All measurements are approximate and for display purposes only

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

Energy Efficiency Rating

Rating	Running Costs (£/year)
A	82 plus
B	81-91
C	89-99
D	55-68
E	39-54
F	21-38
G	1-20

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	CO ₂ Emissions (t/year)
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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