

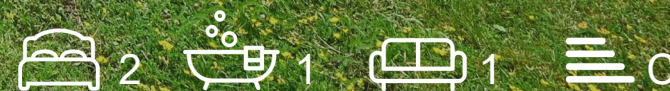
Abbott & Abbott

Estate Agents, Valuers and Lettings



16 Firle Road, Bexhill-On-Sea, TN39 3TJ

£460,000





16 Firle Road

Bexhill-On-Sea, TN39 3TJ

- Excellent 'Larkin' detached bungalow in cul-de-sac off Birkdale
- 19'4 living/dining room with double aspect
- Shower room with WC and second separate WC
- Gas central heating & uPVC double glazed windows and exterior doors
- No onward chain
- Two double bedrooms - both with wardrobes
- Good size kitchen
- Private rear garden with south-easterly aspect
- Within a few hundred yards of buses and Little Common shops and services

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this excellent detached bungalow, situated in a favoured cul-de-sac off Birkdale, within a few hundred yards of buses and Little Common shops and services. Built in the 1960's by local builders, R A Larkin, the property provides two double bedrooms - both with wardrobes, a superb 19' living/dining room, a good size kitchen, a modern shower room with WC and a further separate WC. There is also an integral garage which opens into a workshop, plus a useful garden room off the kitchen. Outside, there are private, well-stocked gardens, the rear garden with a south-easterly aspect. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is also well placed for Cooden Beach railway station, golf course and seafront, all approximately a mile distant, with the town centre approximately two miles distant.



£460,000



Enclosed Entrance Porch

Good Size Entrance Hall 10'7 x 8'8 (3.23m x 2.64m)

Cloakroom

Living/Dining Room

19'4 max x 17'1 max (5.89m max x 5.21m max)

Kitchen 11'5 max x 11'5 max (3.48m max x 3.48m max)

Garden Room 10'7 x 6'5 (3.23m x 1.96m)

Inner Hall

Bedroom One 16'1 x 12' (4.90m x 3.66m)

Bedroom Two 16' x 12' (4.88m x 3.66m)

Shower Room

Off-Road Parking

Integral Garage

20'1 into recess x 8' (6.12m into recess x 2.44m)



Workshop

12' x 6'6 (3.66m x 1.98m)

Pretty Gardens

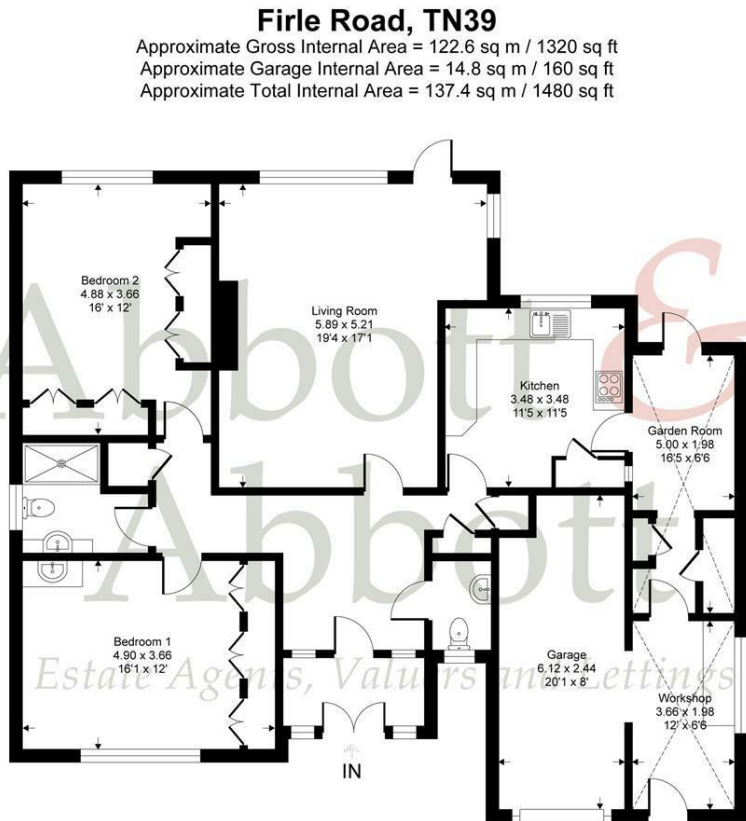
Council Tax Band: E (Rother District Council)

EPC Rating: C





Floor Plans



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.

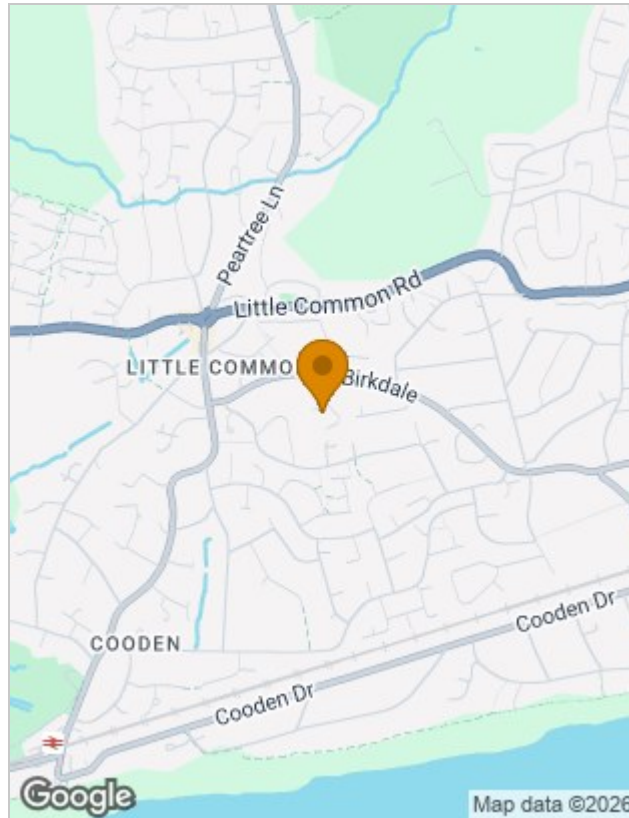
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Viewing

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
	70	76	
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	