

# Abbott & Abbott

Estate Agents, Valuers and Lettings



Wayside, 1 Bedford Avenue, Bexhill-On-Sea, TN40 1NE

£485,000



3



2



2



D



£485,000

# Wayside, 1 Bedford Avenue

Bexhill-On-Sea, TN40 1NE

- Charming detached chalet bungalow situated within a few hundred yards of the town centre and seafront
- Two shower rooms - one on ground floor
- Good size kitchen with appliances
- Well-tended, mature gardens
- No onward chain
- Three bedrooms - one on ground floor
- Two reception rooms
- Extensive off-road parking
- Gas central heating & uPVC double glazing

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached chalet bungalow of character, situated in a quiet, tucked away position, just a few hundred yards from the main town centre shopping streets and the seafront at De la Warr Parade. The property provides bright, well-presented, and highly versatile accommodation which provides three bedrooms (one on the ground floor), two shower rooms (one on the ground floor, plus an en suite), a west-facing living room, and a good size kitchen with appliances. Outside, there is extensive off-road parking and well-tended, mature gardens to the front, rear and south side of the property. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

This is a lovely property in a highly convenient location, in a road of individual property. Viewing is highly recommended.



## Enclosed Entrance Porch

### Entrance Hall

19'9 max x 5'6 max (6.02m max x 1.68m max)

**Living Room** 16'1 max x 12'2 (4.90m max x 3.71m)

**Kitchen/Breakfast Room** 17'11 x 10'4 (5.46m x 3.15m)

**Dining Room** 12'2 x 9'10 (3.71m x 3.00m)

**Bedroom Three** 12' x 12' (3.66m x 3.66m)

### Shower Room

### First Floor Landing

### Bedroom One

15'6 max x 12'8 max (4.72m max x 3.86m max)

### En Suite Shower

**Bedroom Two** 14' x 10'5 (4.27m x 3.18m)

## Extensive Off-Road Parking



**Well-Tended Gardens**

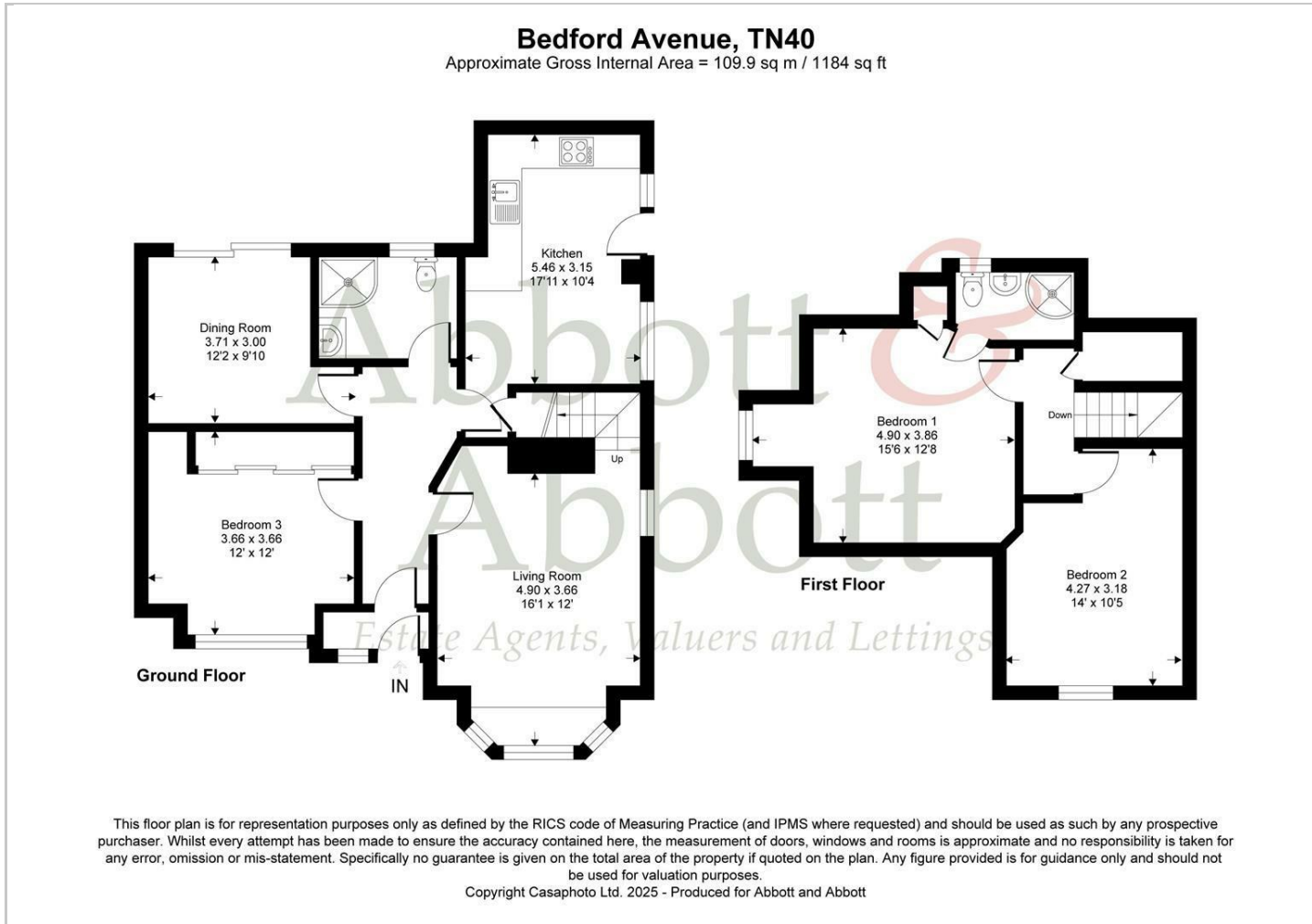
**Council Tax Band: D (Rother District Council)**

**EPC Rating: D**





## Floor Plans



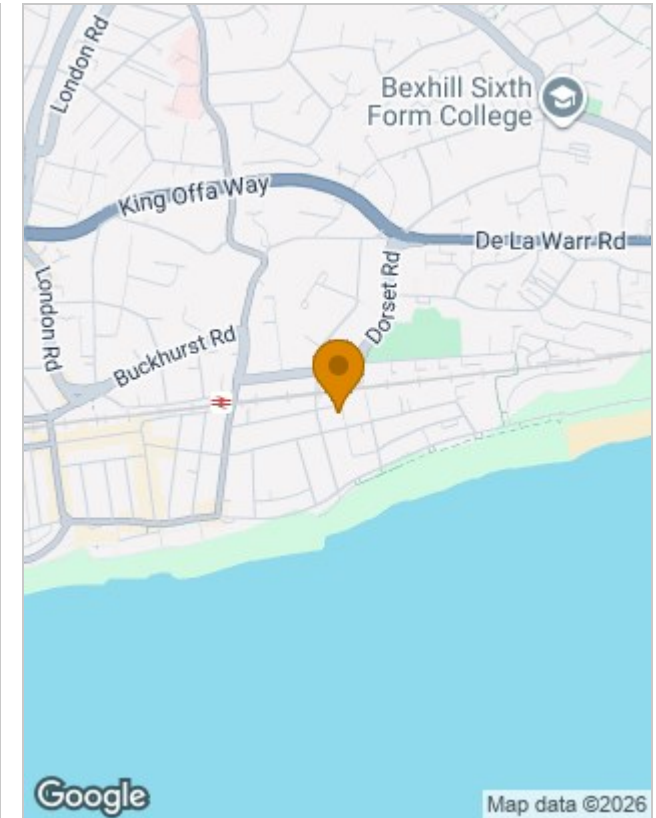
## Viewing

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

