

# Abbott & Abbott

Estate Agents, Valuers and Lettings



6 Homelands Close, Bexhill-On-Sea, TN39 4DJ

£450,000



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£450,000

# 6 Homelands Close

Bexhill-On-Sea, TN39 4DJ

- DETACHED BUNGALOW
- 25 FT LIVING ROOM
- CORNER PLOT
- QUIET LOCATION
- GAS HEATING - NEW BOILER 2023
- THREE BEDROOMS
- REFITTED KITCHEN
- WEST FACING GARDEN
- CLOSE SCHOOLS
- DOUBLE GLAZING

Abbott and Abbott are delighted to offer for sale this spacious well presented three bedroom detached bungalow located on a west facing corner plot set within a quiet cul de sac close to local schools

The property with double glazing and central heating has upgraded kitchen and bathroom fittings, new boiler 2023 and new floor coverings.



## ENTRANCE HALL

**LIVING ROOM/DINING ROOM** 24'7" x 13'9" (7.5 x 4.2)

**KITCHEN** 11'9" x 8'2" (3.6 x 2.5)

**BEDROOM 1** 14'5" x 10'9" (4.4 x 3.3)

**BEDROOM 2** 11'9" x 9'10" (3.6 x 3)

**BEDROOM 3** 8'10" x 8'6" (2.7 x 2.6)

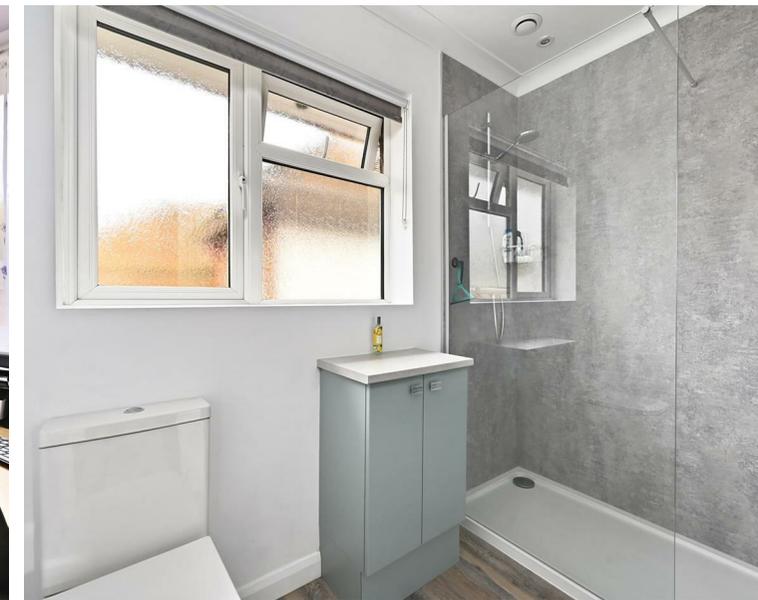
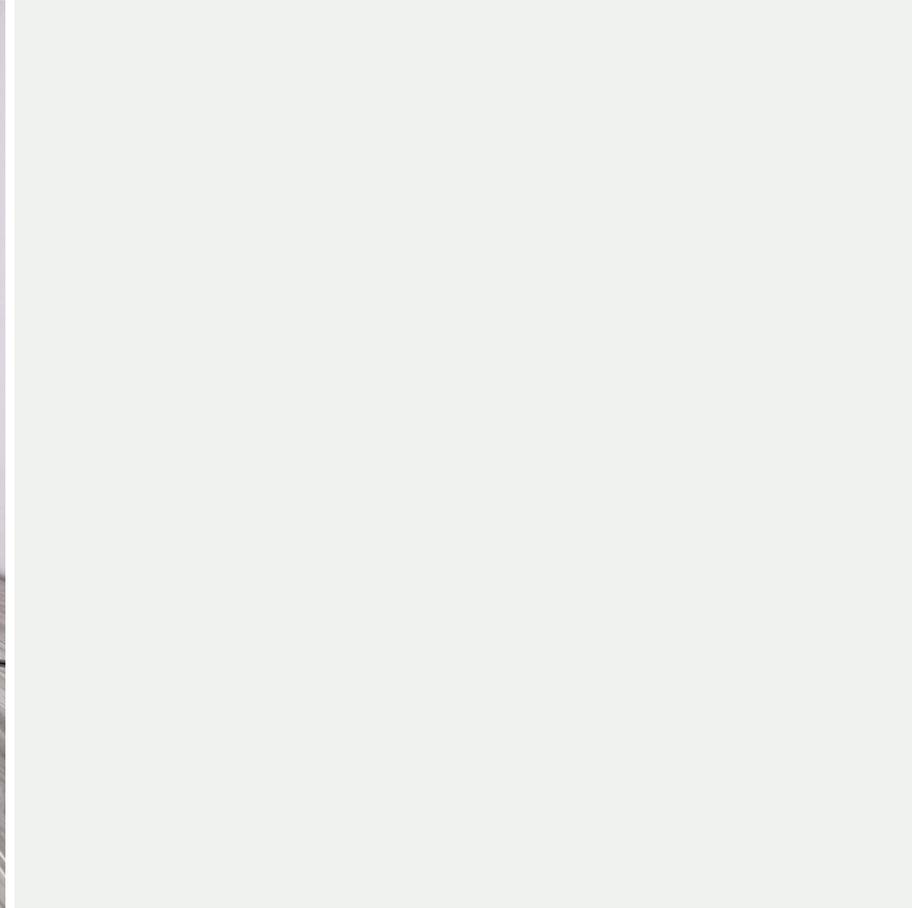
**SHOWER ROOM**

**FRONT GARDEN**

**REAR GARDEN**

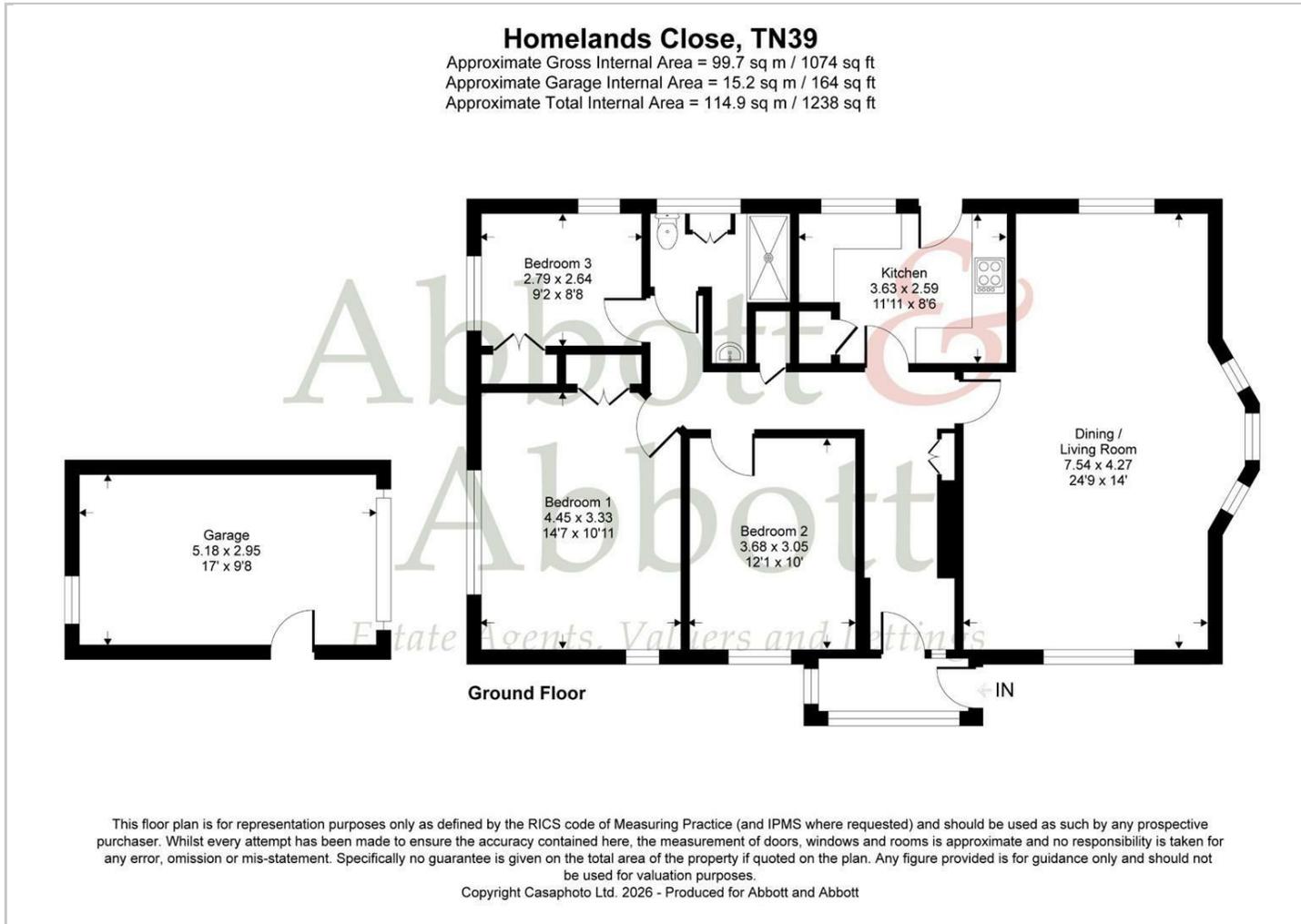
**DRIVEWAY**

**GARAGE**





## 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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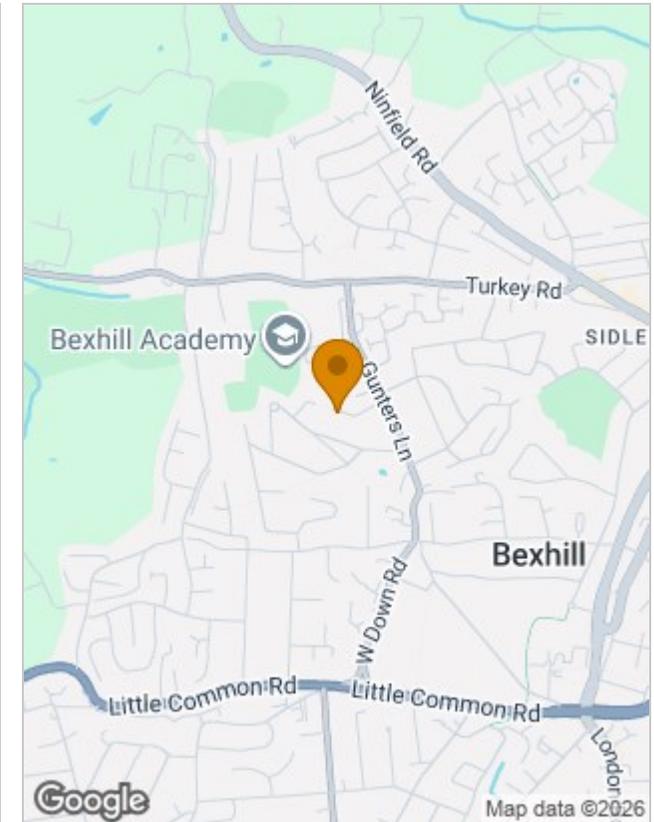
## Viewing

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.

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## Location Map



## Energy Performance Graph

