

13 Furnells Way, Bexhill-On-Sea, TN40 2FA

£375,000

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13 Furnells Way

Bexhill-On-Sea, TN40 2FA

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- Well-presented semi-detached house with excellent accommodation over three floors
- Four bedrooms - with en suite shower to main bedroom
- Good size living/dining room with south-westerly aspect, overlooking the rear garden
- Attractive kitchen with integrated appliances
- Contemporary shower room, plus ground floor cloakroom
- Large garage
- Private rear garden with south-westerly aspect
- Gas central heating, complimented by solar panels, plus uPVC double glazing
- Close to local shops, buses, doctor's surgery, and Bexhill College
- Highly recommmended

Abbott & Abbott Estate Agents offer for sale this modern and well-presented semi-detached house, with excellent, well-planned accommodation arranged over three floors, providing four bedrooms - with an en suite shower to the main bedrooms, plus a large garage with electric door, and a private rear garden with a south-westerly aspect. Built around 2018 by national builders, Barrett Homes, the property also provides a good size L-shaped lounge/dining room - with double glazed double doors onto the rear garden with an electrically-operated awning, an attractive kitchen with integrated appliances, a contemporary shower room, and cloakroom. Gas central heating is installed, complimented by solar panels, and there are uPVC double glazed windows, many with fitted shutters, and exterior doors.

The property is well situated in a cul-de-sac off Pebsham Lane, within just a few hundred yards of local buses, shops and doctors in Seabourne Road and Bexhill College. The Ravenside shopping complex, the beach at Glyne Gap, and access to the Bexhill - Hastings link road are all within easy reach, and the town centre and main seafront are just over a mile distant.





Entrance Hall

Cloakroom

Living/Dining Room
15' max x 14'4 max (4.57m max x 4.37m max)

Kitchen 12'2 x 7'7 (3.71m x 2.31m)

First Floor Landing

Bedroom One 11'9 x 8'5 (3.58m x 2.57m)

En Suite Shower

Bedroom Two 10'3 max x 8'6 (3.12m max x 2.59m)

Bedroom Three 8'9 x 6'2 (2.67m x 1.88m)

Shower Room

Second Floor Landing

Bedroom Four
17'4 x 15' into recess' (5.28m x 4.57m into recess')



Large Garage 22'5 x 10' (6.83m x 3.05m)

South-West Facing Rear Garden

Council Tax Band: C (Rother District Council)

EPC Rating: B







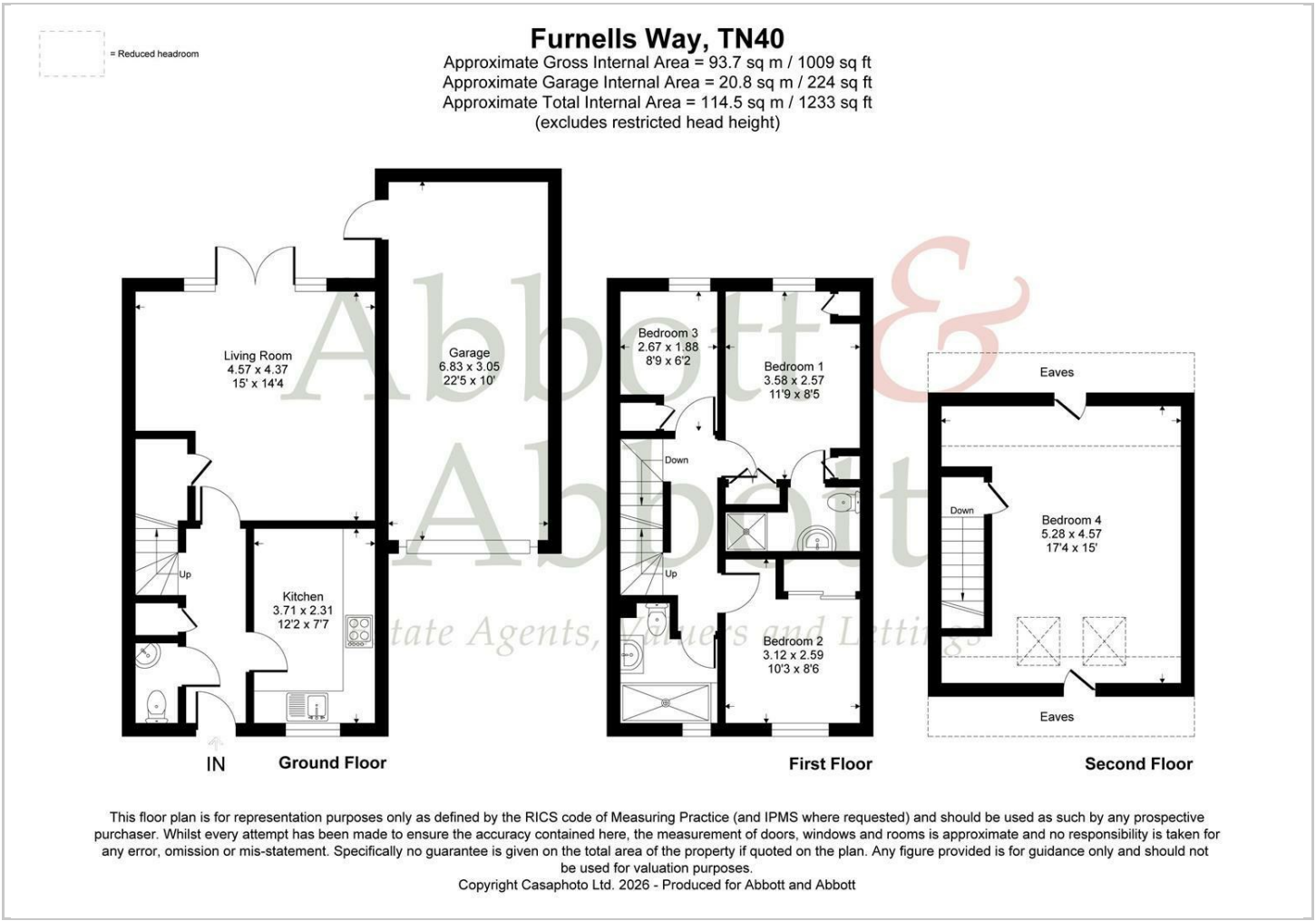



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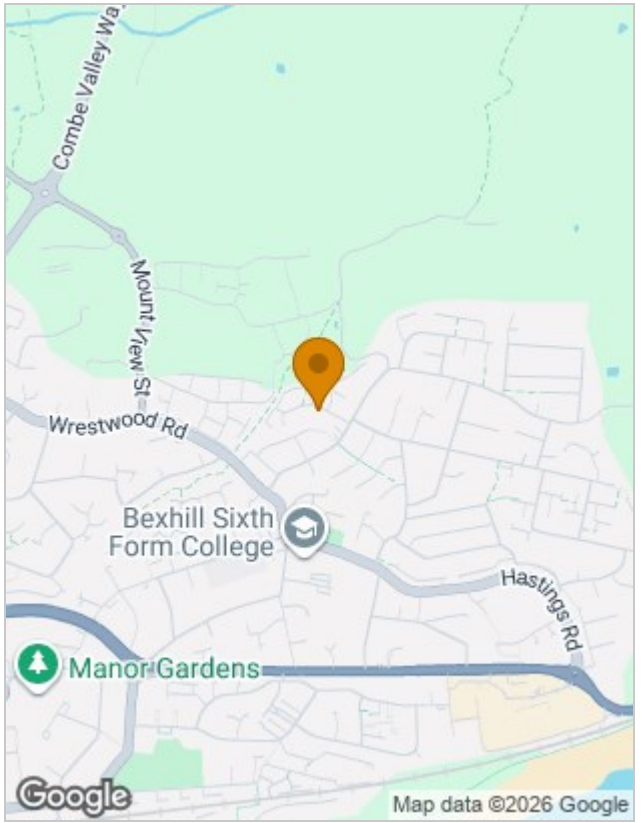
Floor Plans



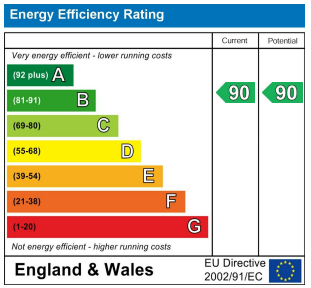
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.

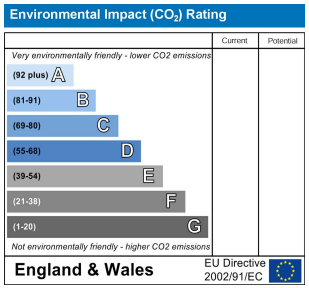
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Location Map



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.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH
Tel: 01424 212233 Email: sales@abbottandabbott.co.uk