



77 Rotherfield Avenue, Bexhill-On-Sea, TN40 1SY

£279,950

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# 77 Rotherfield Avenue

## Bexhill-On-Sea, TN40 1SY

- Charming retirement cottage, specifically for the over-60's, in tucked-away position
- Pleasant lounge leading to uPVC double glazed conservatory
- Ground floor cloaks/shower room and first floor bathroom
- Easily maintained gardens
- Gas central heating and uPVC double glazed windows and external doors
- Two first floor bedrooms and occasional third bedroom on ground floor
- Kitchen with built-in oven & hob
- Lovely views over the town to the sea from the main bedroom
- Garage in adjacent compound
- Only half a mile from town centre shopping streets, railway station and seafront

Abbott & Abbott Estate Agents offer for sale, with no onward chain, a charming end terrace retirement cottage, specifically for the over-55's, situated in a most convenient, tucked-away and traffic-free position, under half a mile from the main town centre shopping streets, the railway station, the De la Warr Pavilion, and the seafront.

Built in the 1990's as part of a retirement community of cottages, bungalows and flats at the top of a quiet cul-de-sac, and approached via footpath, the property offers well-planned accommodation which includes two bedrooms, a ground floor cloaks/shower room with WC as well as a first floor bathroom with WC, sitting room with fireplace, a dining room which could provide an occasional third bedroom, uPVC double glazed conservatory and kitchen. Outside, there are easily-maintained gardens, and a large garage in a nearby block. Gas central heating is installed and there are uPVC double glazed windows and exterior doors. The development also has an on-site house manager.

This is an excellent property, catering for a specific purchaser, and of a type and style rarely available.



### Enclosed Entrance Porch

### Entrance Hall

### Cloaks/Shower Room

**Lounge** 17'5 x 10'6 (5.31m x 3.20m)

**Dining Room/ Occasional Third Bedroom** 10'2 x 8'6 (3.10m x 2.59m)

**Good Size Kitchen** 10'10 x 6'11 (3.30m x 2.11m)

**uPVC Double Glazed Conservatory** 9'10 x 7'3 (3.00m x 2.21m)

### First Floor Landing

**Bedroom One** 13'5 x 10'6 (4.09m x 3.20m)

**Bedroom Two** 14'1 x 11'6 (4.29m x 3.51m)

### Bathroom

### Easily Maintained Gardens





**Large Garage**

22'6 x 8'10 (6.86m x 2.69m)

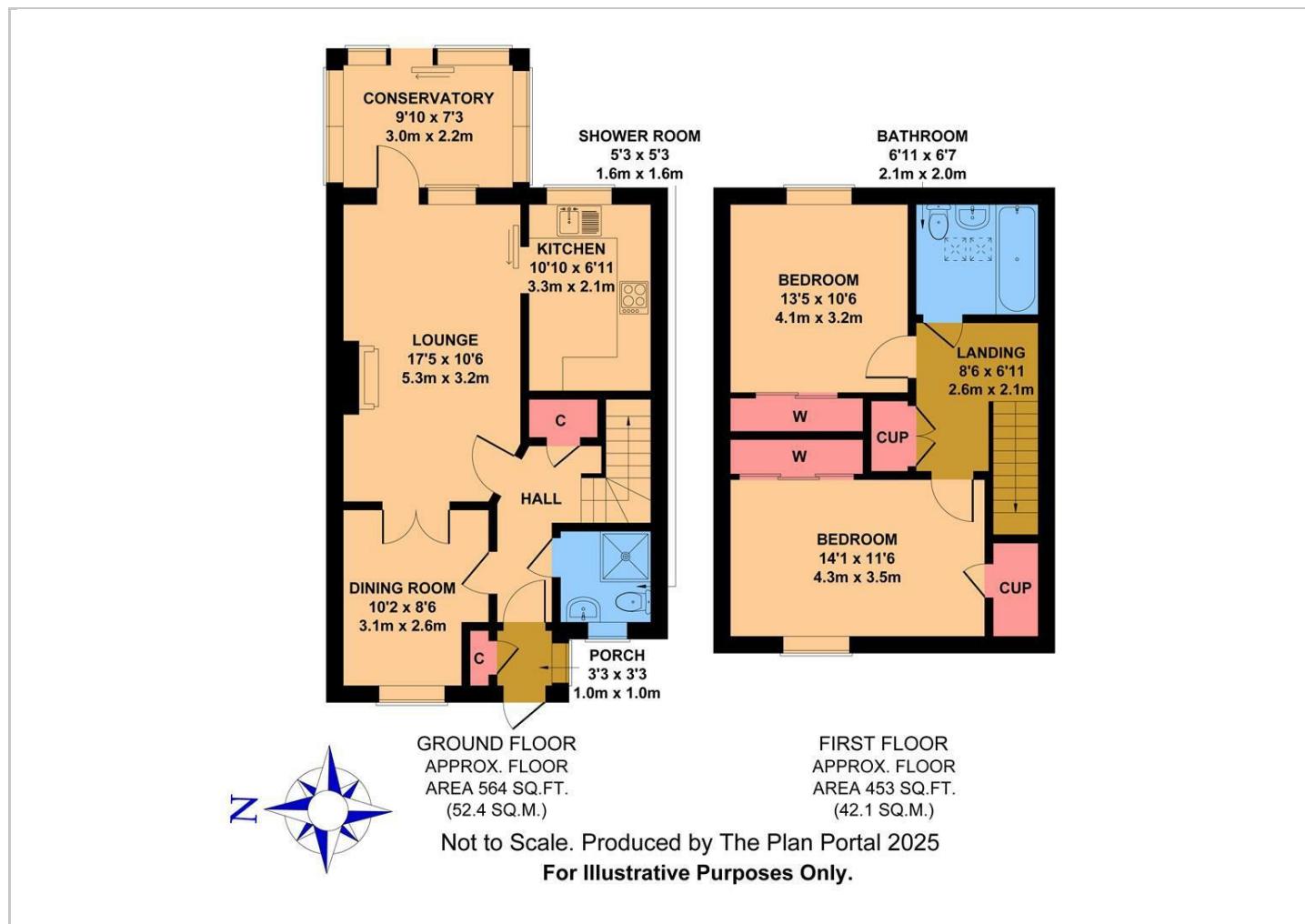
**Tenure & Service Charge**

**Council Tax Band**

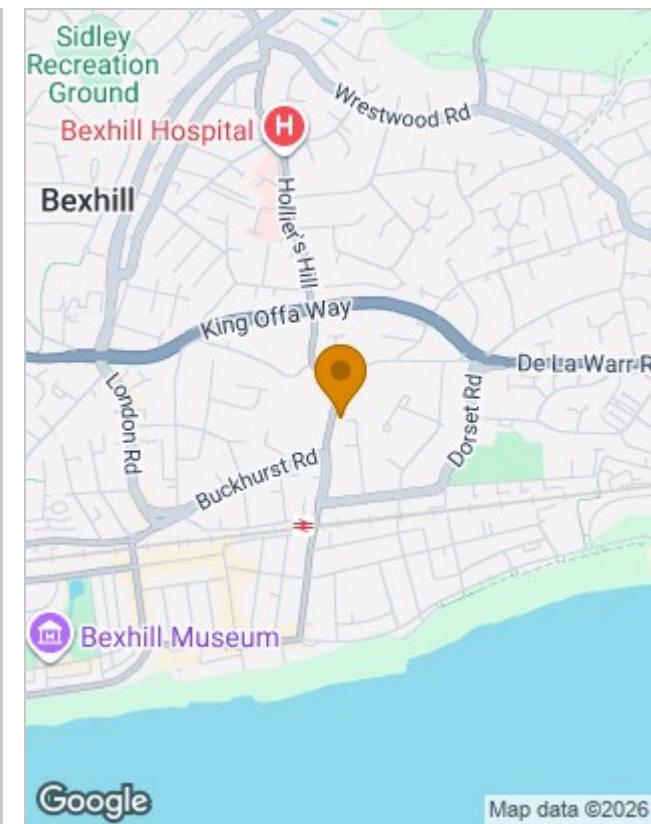




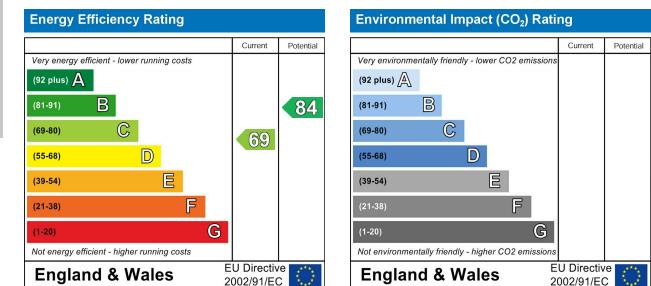
## Floor Plans



## 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.