

# Abbott & Abbott

Estate Agents, Valuers and Lettings



3 Roselands, Bexhill-On-Sea, TN39 4LL

£500,000





£500,000

# 3 Roselands

Bexhill-On-Sea, TN39 4LL

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SOUTHERLY GARDEN
- NEW CENTRAL HEATING SYSTEM
- CUL DE SAC POSITION
- SPACIOUS ACCOMMODATION - 1280 SQ FT
- CORNER PLOT
- REFITTED KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZING
- REDECORATED/NEW CARPETS

Abbott and Abbott are delighted to offer for sale this most spacious rarely available Larkin detached bungalow set on a South facing corner plot in a small quiet cul-de-sac. The bungalow has been the subject of significant expenditure within recent years with a newly fitted Kitchen/breakfast room and a new central heating system.

New carpets have been laid and redecoration been undertaken. The windows are double glazed.

The sunny South facing garden is particularly attractive wrapping around the bungalow. Viewing advised



## ENTRANCE HALL

## LIVING ROOM/DINING ROOM

22'2" x 14'6" (6.78 x 4.42)

## KITCHEN/BREAKFAST ROOM

16'6" x 10'11" (5.05 x 3.35)

## BEDROOM 1

16'6" x 12'0" (5.03 x 3.66)

## BEDROOM 2

16'6" x 12'0" (5.03 x 3.66)

## BATHROOM

## SEPERATE W/C

## CLOAKROOM

## FRONT GARDEN

## REAR GARDEN

## DRIVEWAY

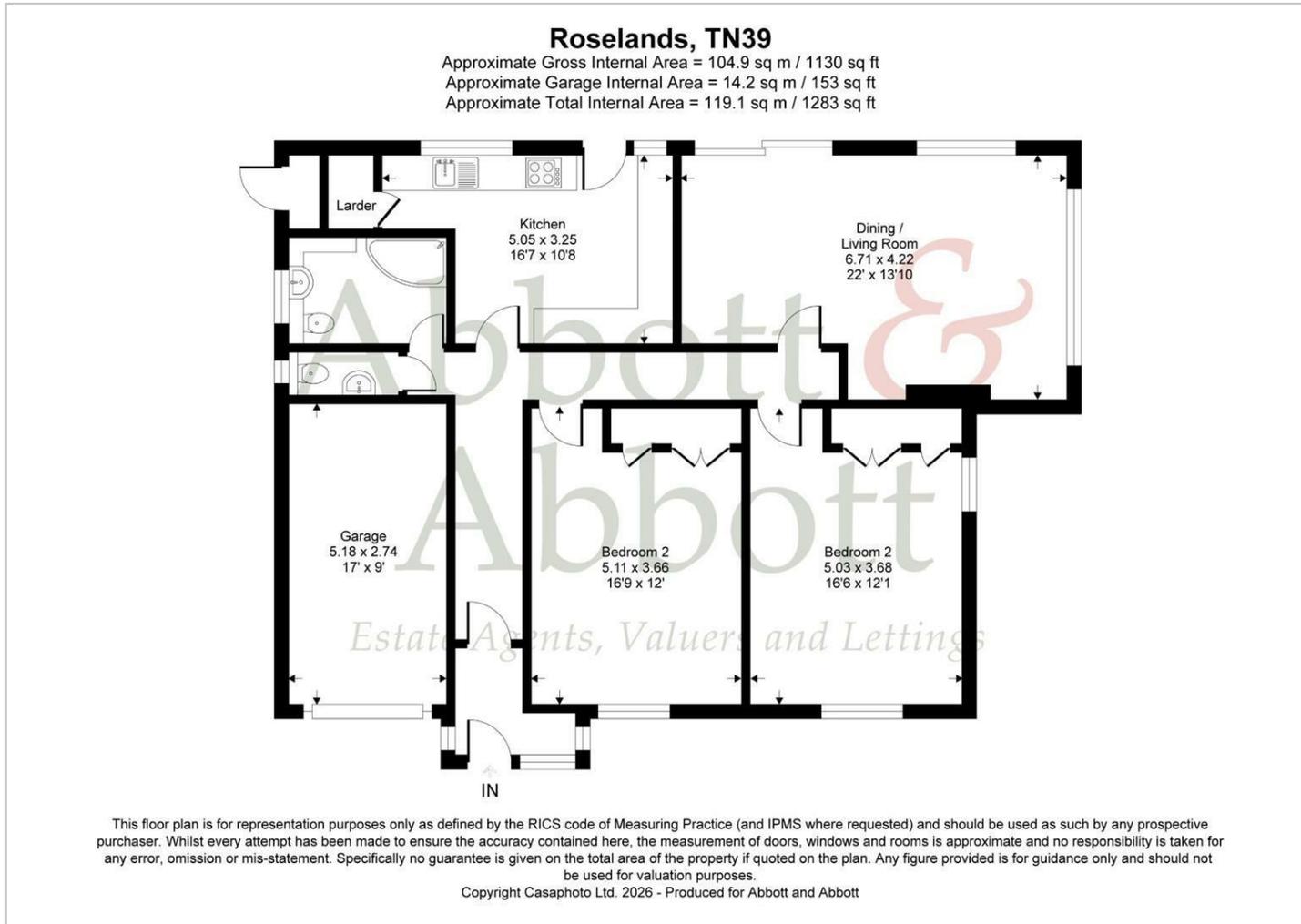
## GARAGE

## BRICK BUILT STORE

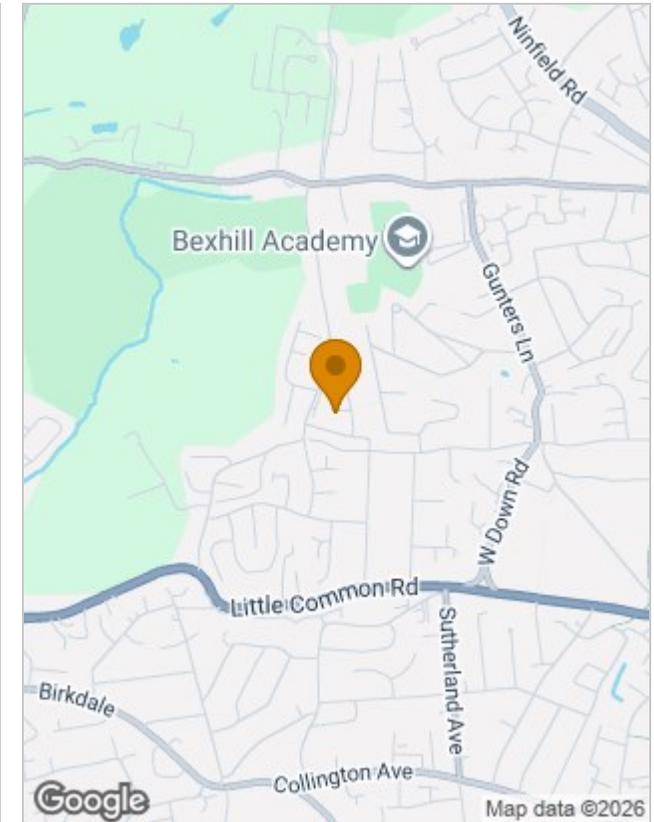




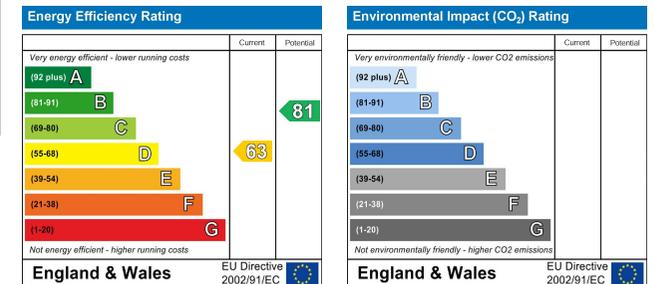
## Floor Plans



## 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.