

Abbott & Abbott

*Estate Agents, Valuers and Lettings*

7 Sunningdale Close, Bexhill on Sea, TN40 1UQ

**£250,000**

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# 7 Sunningdale Close

## Bexhill on Sea, TN40 1UQ

£250,000



- Charming semi-detached house in cul-de-sac in Penland Wood area
- Lounge with westerly aspect overlooking rear garden
- Gas central heating and uPVC double glazed windows and exterior doors
- Pleasant rear garden with westerly aspect
- No onward chain
- Two bedrooms
- Modern kitchen
- Garage
- Less than a mile from town centre, seafront, and Ravenside shopping complex

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming semi-detached house, situated in a cul-de-sac in the ever-popular 'Penland Wood' area. Built in the 1980's, the property provides bright and attractive accommodation which provides two bedrooms, a good size lounge with a westerly aspect overlooking the rear garden, kitchen, and bathroom. Outside, there is a single garage and a well-stocked rear garden with a westerly aspect. Gas fired central heating is installed and there are uPVC double glazed windows and external doors.

The property is well placed, just under a mile from the town centre and seafront and within easy reach of the Ravenside shopping complex, as well as St Richards Catholic College and Bexhill College. Local buses stop in nearby Dorset Road and De la Warr Road.





**Entrance Hall**

**Lounge** 16'4 max x 12'7 max (4.98m max x 3.84m max)

**Kitchen** 9'4 x 6'3 (2.84m x 1.91m)

**First Floor Landing**

**Bedroom One** 12'7 x 9'9 (3.84m x 2.97m)

**Bedroom Two** 12'7 max x 9'5 max (3.84m max x 2.87m max)

**Bathroom**

**Garage** 16'4 x 8'2 (4.98m x 2.49m)

**West-Facing Rear Garden**

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

**EPC Rating: D**

















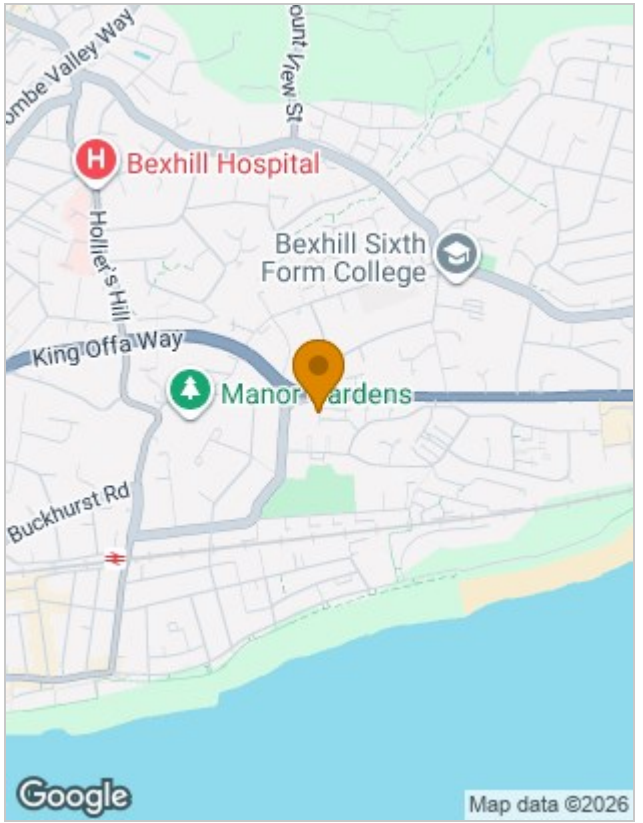
## Floor Plans



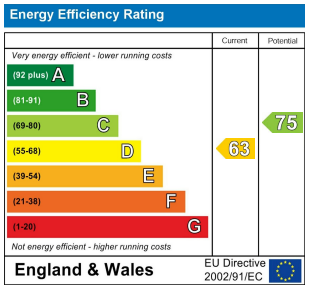

Total Area: 75.0 m² ... 808 ft²

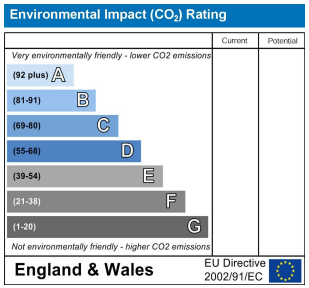
All measurements are approximate and for display purposes only

## 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.

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