Abbott & Abbott

Estate Agents, Valuers and Lettings



Spindrift, 8 South Cliff, Bexhill-on-Sea, TN39 3EL

Guide Price £950,000

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Spindrift, 8 South Cliff

Bexhill-on-Sea, TN39 3EL

- Bright & well-presented detached house directly opposite the beach
- Good size L-shaped living/dining room with south-facing bay window with sea views
- Attractive kitchen with integrated appliances, plus separate utility room
- Extensive 'in & out' driveway providing excellent off-road parking, plus integral garage
- Gas central heating, uPVC double glazing and fibre broadband installed
- Potential for four bedrooms - two on ground floor and one with en suite
- South-facing balcony with glorious, far-reaching sea views
- uPVC double glazed conservatory overlooking the rear garden
- Private, well-established rear garden
- Most convenient location - just under a mile from town centre

Abbott & Abbott Estate Agents offer for sale this well-presented detached house, situated in an enviable position directly opposite the beach at South Cliff and with far-reaching sea views from south-facing rooms and a first floor balcony. The property offers just under 2500 st ft (232 sq m) of bright, well-planned, and highly versatile accommodation, with a potential for up to four bedrooms - two on the ground floor and one with en suite shower, plus a good size L-shaped living/dining room with south-facing bay window, an attractive kitchen with integrated appliances and bi-fold doors into a double glazed conservatory, utility room and bathroom. Outside, an extensive 'in & out' driveway provides ample off-road parking and access to an integral single garage. Gas central heating is installed, along with fibre broadband, and there are uPVC double glazed windows and external doors.

The property is situated in a most convenient position, in a road of large individual properties, just a few hundred yards from Collington railway station and just under a mile from the town centre shops and the De la Warr Pavilion. The property is also on the route of the local Town Bus.

This is a superb property, situated in one of the choicest locations in the town, highly recommended and well worth internal inspection.





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Enclosed Entrance Porch 7' x 5'2 (2.13m x 1.57m)

Spacious Entrance Hall

Cloakroom

Large, L-Shaped Dining/Living Room
24'4 max x 17'3 max (7.42m max x 5.26m max)

Most Attractive Kitchen 15'5 x 9'2 (4.70m x 2.79m)

uPVC Double Glazed Conservatory
13'8 x 13'1 (4.17m x 3.99m)

Bedroom Four/ Dining Room
16'2 max x 11'6 (4.93m max x 3.51m)

Bedroom Three 11' x 11' (3.35m x 3.35m)

En Suite Shower

Utility Room 9'2 x 9' (2.79m x 2.74m)

Good Size First Floor Landing



South-Facing Balcony with Sea Views	20' x 5'9 (6.10m x 1.75m)
Bedroom One	14'8 x 14'7 (4.47m x 4.45m)
Bedroom Two	14'9 x 13'2 (4.50m x 4.01m)
Bathroom	8'3 x 7'10 (2.51m x 2.39m)
Extensive 'In & Out' Driveway	
Integral Garage	17'5 x 8'8 (5.31m x 2.64m)
Well-Established & Private Rear Garden	
Council Tax Band: G (Rother District Council)	
EPC Rating: D	







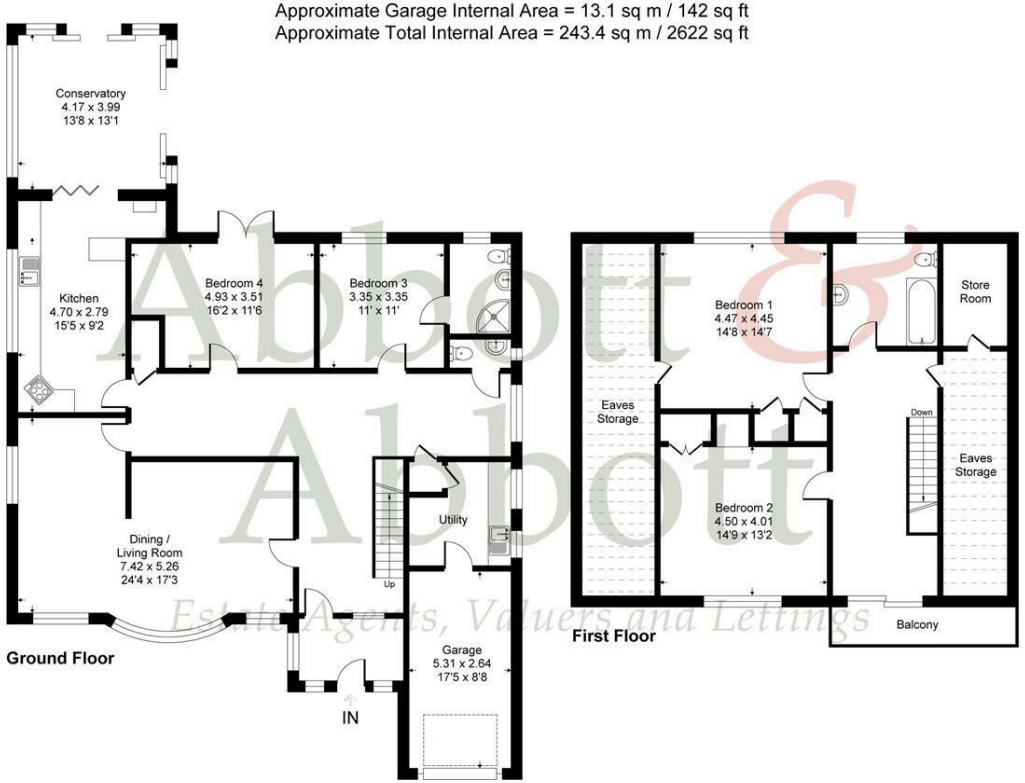








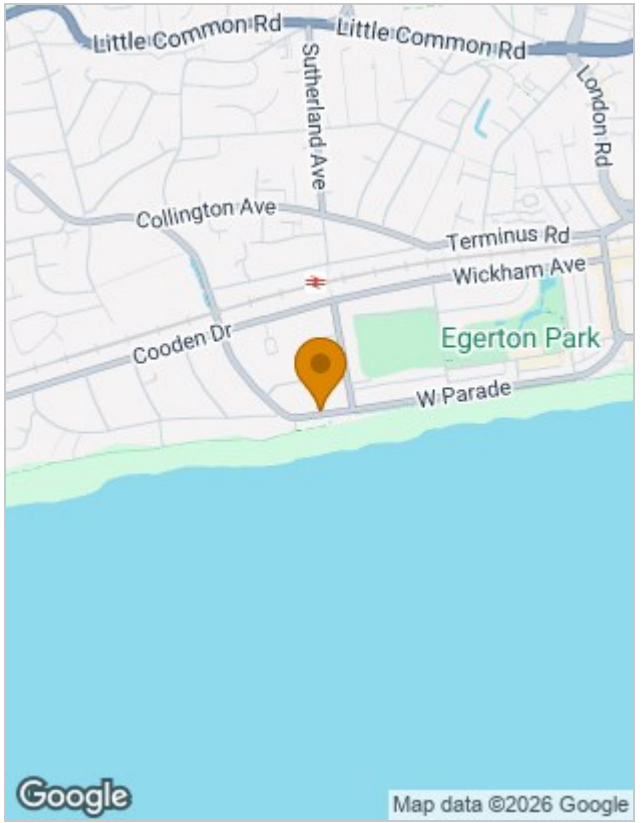
Floor Plans



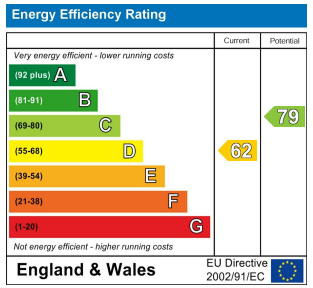
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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

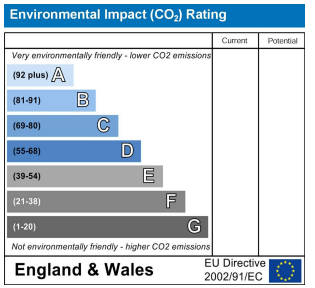
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Location Map



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.

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