



3 Clifton Rise, Bexhill-On-Sea, TN40 2JW

£335,000





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# 3 Clifton Rise

Bexhill-On-Sea, TN40 2JW

- Charming detached bungalow in tucked-away position in quiet cul-de-sac
- 18'10 living room overlooking the rear garden
- Long driveway to detached garage
- Gas central heating & uPVC double glazed windows and exterior doors
- Convenient for Ravenside shopping complex and local buses
- Two/Three bedrooms
- Good size kitchen
- Pretty gardens
- Some general updating required
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached bungalow, now in need of general updating, but situated in a tucked-away position in a quiet cul-de-sac, convenient for the Ravenside shopping complex. Built in the early-1960's, the property provides well-proportioned and versatile accommodation with a potential for three bedrooms, or two bedrooms and two reception rooms if preferred, an 18'10 west-facing living room overlooking the rear garden, a good size double aspect kitchen, bathroom and separate WC. Outside, the property is set well back from the road, with a long driveway to a detached garage and pretty gardens to the front and rear, the rear garden with a west aspect. Gas fired central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated in a short cul-de-sac of just eight properties off De la Warr Road, about a mile from the town centre and about half a mile from the Ravenside shopping complex. Local buses stop in De la Warr Road.



## Entrance Hall

**West-Facing Living Room** 18'10 x 12' (5.74m x 3.66m)

**Kitchen** 14'6 max x 12'5 max (4.42m max x 3.78m max)

**Lean-To Conservatory** 14'6 x 7'2 (4.42m x 2.18m)

**Bedroom One** 14'8 x 12' (4.47m x 3.66m)

**Bedroom Two** 11'7 x 8' (3.53m x 2.44m)

**Bedroom Three/Dining Room** 14'6 x 10' (4.42m x 3.05m)

**Bathroom**

**Separate WC**

**Detached Garage**

17'6 x 11'1 into recess (5.33m x 3.38m into recess)

**Pretty Gardens**

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

**EPC Rating: D**







## Floor Plans

**Clifton Rise, TN40**  
Approximate Gross Internal Area = 101.4 sq m / 1092 sq ft  
Approximate Garage Internal Area = 14.7 sq m / 159 sq ft  
Approximate Total Internal Area = 116.1 sq m / 1251 sq ft

Abbott & Abbott  
Estate Agents, Valuers and Lettings

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.

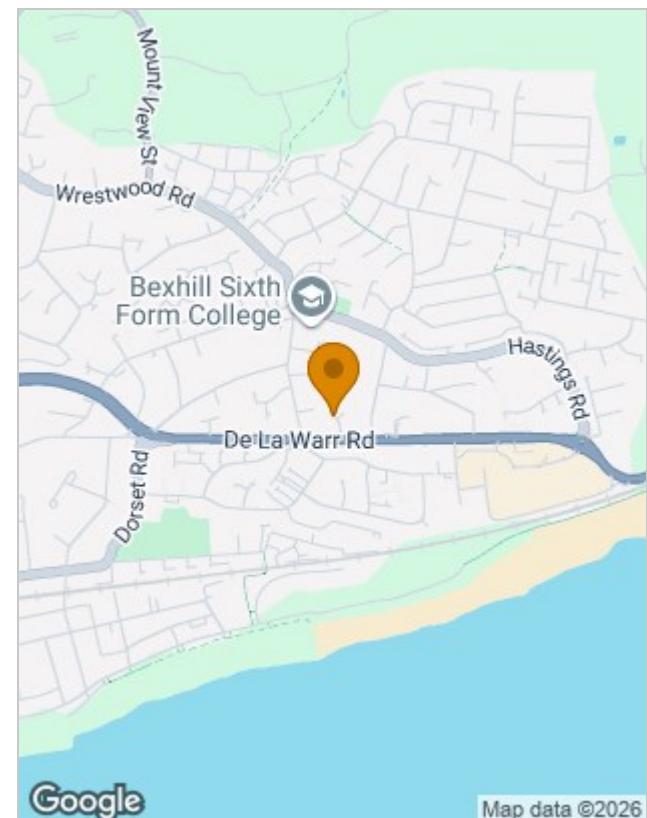
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## Viewing

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.

## Location Map



## Energy Performance Graph

