



10 Claxton Road, Bexhill, TN40 2PP  
Offers In The Region Of £310,000



# 10 Claxton Road

Bexhill, TN40 2PP

- Charming detached bungalow within easy reach of Ravenside shopping complex and beach
- South-east facing lounge
- Good size kitchen
- Mature gardens, with good size, south-east facing rear garden
- No onward chain
- Two bedrooms
- uPVC double glazed conservatory
- Shower room and separate WC
- Gas central heating and uPVC double glazing

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached bungalow, situated towards the eastern outskirts of the town, yet easily accessible to the town centre and within easy reach of the Ravenside shopping complex and the beach at Glyne Gap. The property offers two bedrooms, a south-east facing lounge which opens into a uPVC double glazed conservatory, a good size kitchen, shower room, and separate WC. Outside, there are mature gardens to the front and rear, the rear garden being private and with a south-easterly aspect. Although in need of some general updating, gas central heating is installed and there are uPVC double glazed windows.

Local buses stop nearby in De la Warr Road and the property is also convenient for Glyne Gap School. Access to the Combe Valley Country Park is also nearby.



## Enclosed Entrance Porch

## L-Shaped Entrance Hall

**Lounge** 13'4 x 12'6 (4.06m x 3.81m)

**uPVC Double Glazed Conservatory**  
11'4 x 9'2 (3.45m x 2.79m)

**Kitchen** 12' x 10'5 (3.66m x 3.18m)

**Bedroom One**  
12'6 plus oriel bay window x 11'10 (3.81m plus oriel bay window x 3.61m)

**Bedroom Two**  
12' x 9'6 plus oriel bay window (3.66m x 2.90m plus oriel bay window)

**Shower Room**

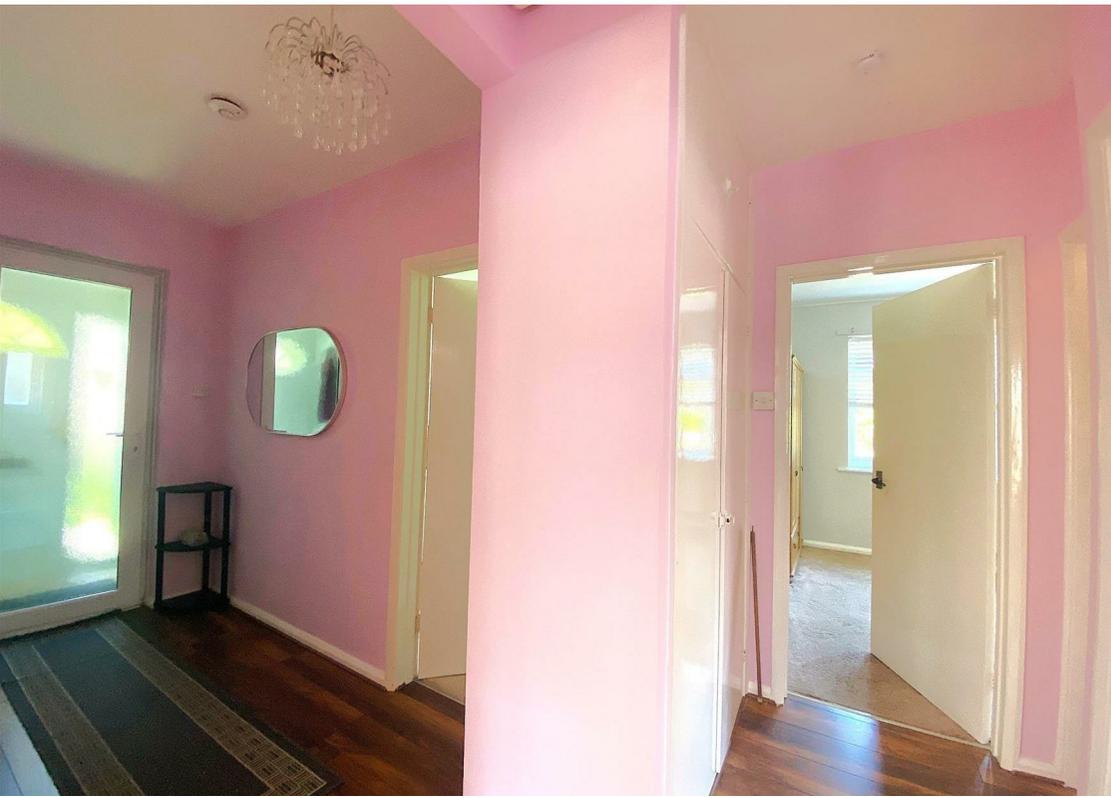
**Separate WC**

**Mature Gardens**

Council Tax Band: C (Rother District Council)

EPC Rating: E





## Floor Plans



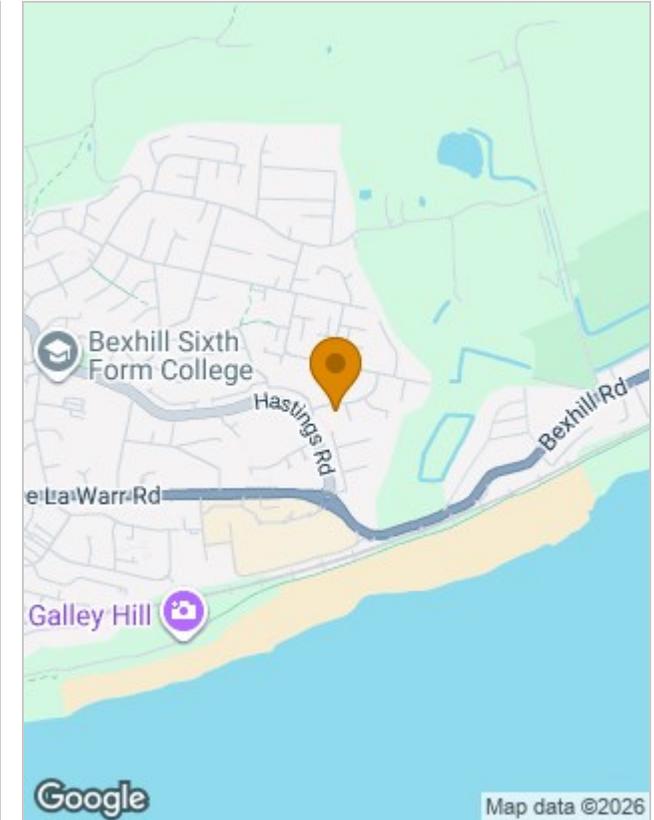
## Viewing

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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## Location Map



## Energy Performance Graph

