

Abbott & Abbott

*Estate Agents, Valuers and Lettings*

6 Lesley Close, Bexhill-On-Sea, TN40 2RF

**£269,950**

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# 6 Lesley Close

## Bexhill-On-Sea, TN40 2RF

£269,950



- Charming semi-detached house in quiet cul-de-sac
- Excellent size, through lounge/dining room with double aspect
- Shower room with contemporary suite
- Easily maintained gardens - including rear garden with southerly aspect
- Situated within easy reach of buses, shops, and a doctor's surgery
- Two bedrooms
- Modern kitchen
- Long brick-paved driveway to detached garage
- Gas central heating and uPVC double glazed windows and external doors
- Ideal first time purchase

Abbott & Abbott Estate Agents offer for sale this charming semi-detached house, situated in a quiet cul-de-sac, within a few hundred yards of local shops and a doctor's surgery in Seabourne Road, buses in Pebsham Lane, and close to the open spaces of the Combe Valley Country Park. Built in the 1960's, the property provides well-planned accommodation which includes two bedrooms, a good size, through lounge/dining room, modern kitchen, and a contemporary shower room. Outside, a long brick-paved driveway leads to a detached garage and there are easily-maintained gardens, the rear garden with a southerly aspect. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is also well placed for the Bexhill - Hastings link road, Bexhill College and other local schools, the Ravenside shopping complex, and the beach at Glyne Gap. The town centre is just over a mile distant.





**Entrance Hall**

**L-Shaped Lounge/Dining Room**
23'7 max x 12' plus recess (7.19m max x 3.66m plus recess)

**Kitchen** 9' x 6'9 (2.74m x 2.06m)

**First Floor Landing**

**Bedroom One** 12' x 10'7 (3.66m x 3.23m)

**Bedroom Two** 10'8 x 8'7 (3.25m x 2.62m)

**Shower Room**

**Off-Road Parking**

**Detached Garage** 16'10 x 8'3 (5.13m x 2.51m)

**Easily-Maintained Gardens**

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

**EPC Rating: D**

















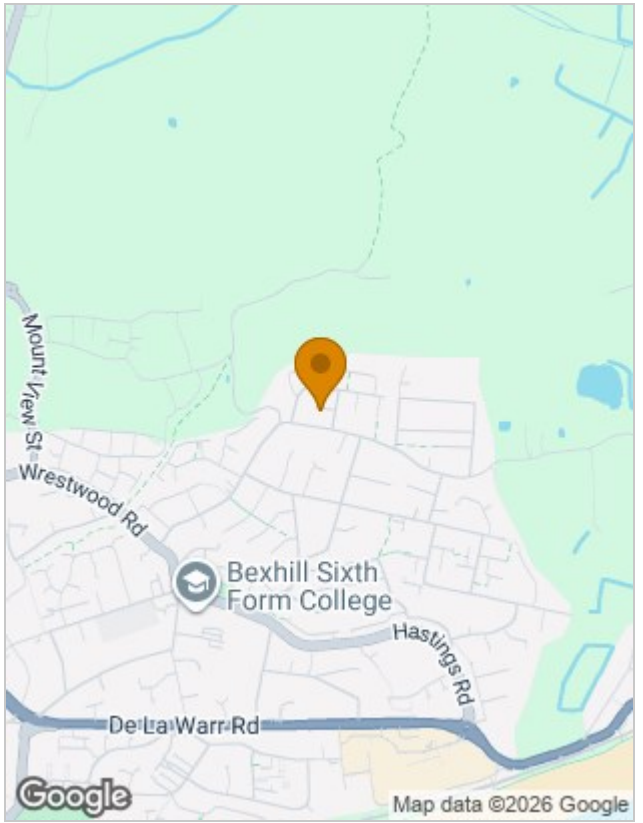
## Floor Plans



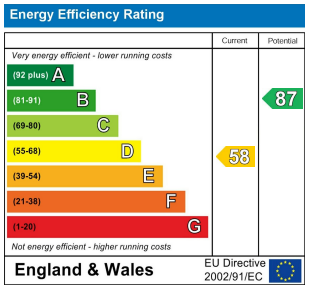

Total Area: 63.5 m² ... 683 ft²

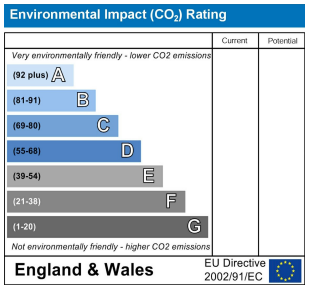
All measurements are approximate and for display purposes only

## 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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