

# Abbott & Abbott

Estate Agents, Valuers and Lettings



4 Gainsborough Road, Bexhill on Sea, TN40 2UL

£425,000



4



2



1



1



£425,000

# 4 Gainsborough Road

Bexhill on Sea, TN40 2UL

- Beautifully-presented detached house in quiet cul-de-sac near Bexhill College
- Excellent L-shaped living/dining room with bi-fold doors to rear garden
- Contemporary bathroom, cloakroom, and en suite fittings
- Gas central heating & uPVC double glazing
- Garage
- Four bedrooms - with en suite shower to main bedroom
- Attractive kitchen with integrated Neff appliances, complimented by utility room
- Wooden flooring to some ground floor rooms
- Pretty gardens
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this beautifully-presented detached house, situated in a quiet cul-de-sac within easy reach of Bexhill College and the Bexhill - Hastings link road. Built in the early 1990's by national builders, Gallifords, the property offers bright, well-planned accommodation which includes four bedrooms - with an en suite shower to the main bedrooms, a superb, L-shaped living/dining room with a double aspect and bi-fold doors opening onto the rear garden, a kitchen with integrated Neff appliances, complimented by a utility room, and a contemporary bathroom. Outside, there are pretty gardens and a garage. Gas fired central heating is installed and there are uPVC double glazed windows and exterior doors. There is also wood flooring to some ground floor rooms.

Local buses are available in nearby Dorset Road and Hastings Road, and the town centre and seafront are about a mile distant.



## Good Size L-Shaped Entrance Hall

13'9 x 8'5 (4.19m x 2.57m)

## Cloakroom

## Excellent Living/Dining Room

22'9 x 15'9 (6.93m x 4.80m)

## Kitchen

10' x 8'11 (3.05m x 2.72m)

## Utility Room

## First Floor Landing

## Bedroom One

12'1 x 10'8 (3.68m x 3.25m)

## En-Suite Shower Room

## Bedroom Two

12'2 x 8'1 (3.71m x 2.46m)

## Bedroom Three

11'1 max x 9'9 max (3.38m max x 2.97m max)

## Bedroom Four

9'10 x 8'5 (3.00m x 2.57m)



**Bathroom**

**Garage**

**17'4 x 8'7 (5.28m x 2.62m)**

**Pretty Gardens**

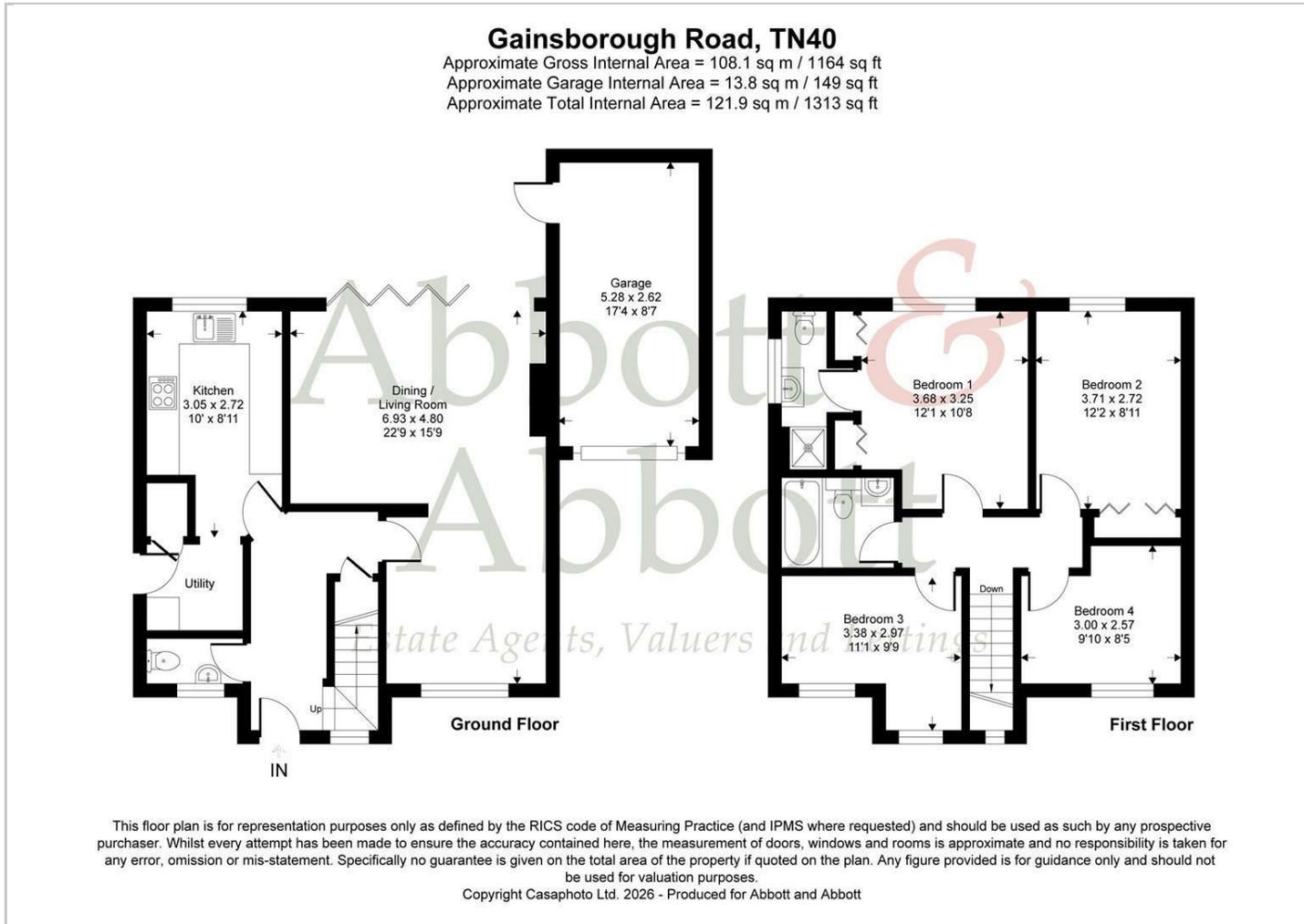
**Council Tax Band: E (Rother District Council)**

**EPC Rating: C**





## Floor Plans



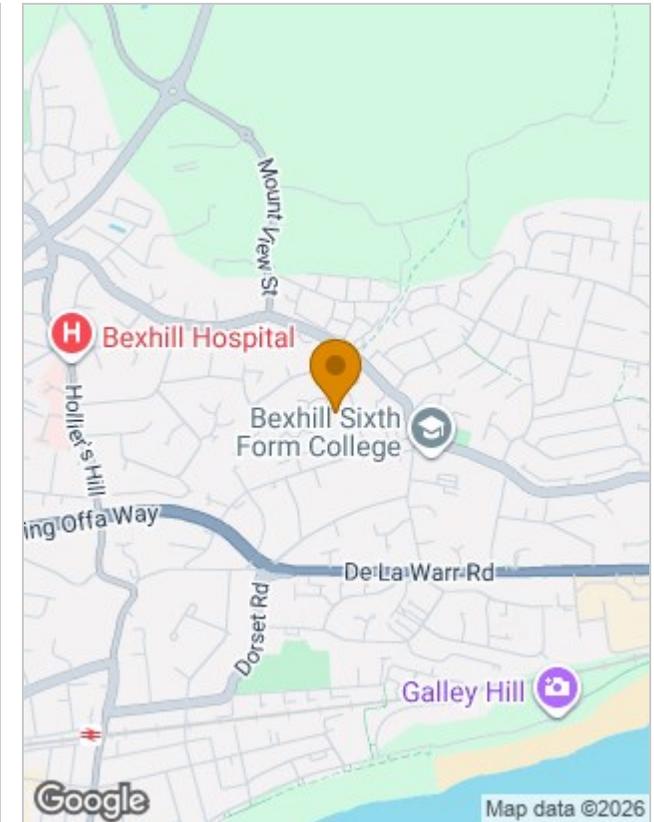
## Viewing

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

