

# Abbott & Abbott

Estate Agents, Valuers and Lettings



6 Knebworth Road, Bexhill on Sea, TN39 4JH

£425,000



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£425,000

# 6 Knebworth Road

Bexhill on Sea, TN39 4JH

- Charming detached bungalow in road of individual property
- Double aspect living room
- Lovely mature gardens with long rear garden - approx 100' in length
- Gas central heating & double glazed windows and doors
- Two bedrooms - both with wardrobes
- Good size kitchen/dining room
- Double gates to parking area and single garage
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached bungalow, set in lovely mature gardens - the rear garden being approximately 100' in length, and situated in a much favoured road of individual property on the west side of the town. The property offers well-proportioned accommodation which provides two bedrooms - both with wardrobes, a double aspect living room and a good size kitchen/dining room opening into a double glazed conservatory overlooking the rear garden. Outside, there is also parking for several cars and a garage. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed, within a few hundred yards of the open spaces on Bexhill Down and approximately midway (1 mile) between Bexhill town centre and seafront and Little Common. Local buses to the town centre, Little Common, Eastbourne and Hastings stop in nearby Little Common Road.



## Spacious L-Shaped Entrance Hall

14'6 max x 10'3 max (4.42m max x 3.12m max)

## Living Room

14'5 x 11'10 (4.39m x 3.61m)

## Kitchen/Dining Room

16'5 x 10'10 (5.00m x 3.30m)

## uPVC Double Glazed Conservatory

12'10 x 11'10 (3.91m x 3.61m)

## Bedroom One

13' x 9'6 to wardrobes (3.96m x 2.90m to wardrobes)

## Bedroom Two

10'6 x 9'6 to wardrobes (3.20m x 2.90m to wardrobes)

## Bathroom

## Extensive Off-Road Parking

## Garage

18'3 x 9' (5.56m x 2.74m)

## Long, Mature Gardens





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

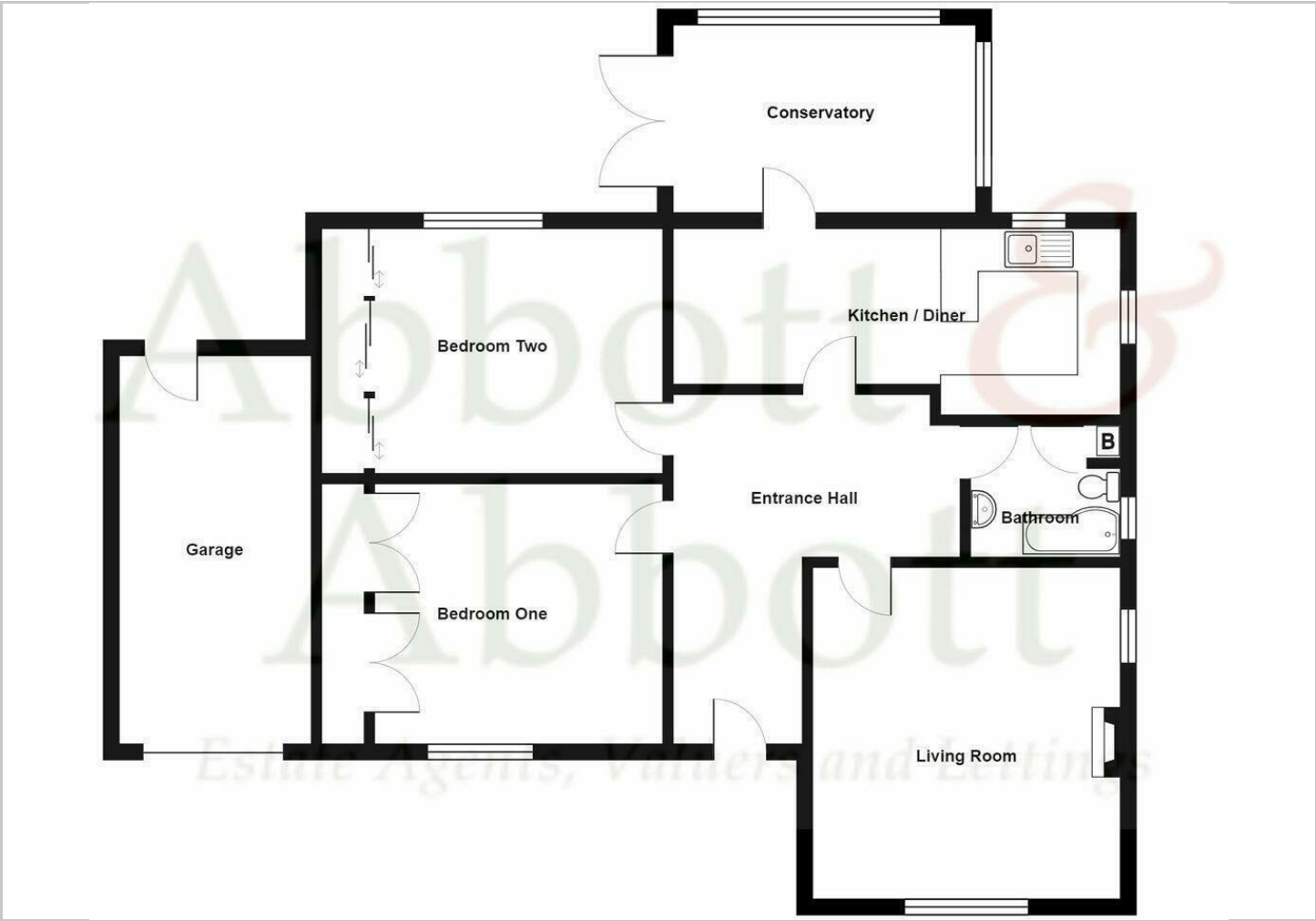








Floor Plans

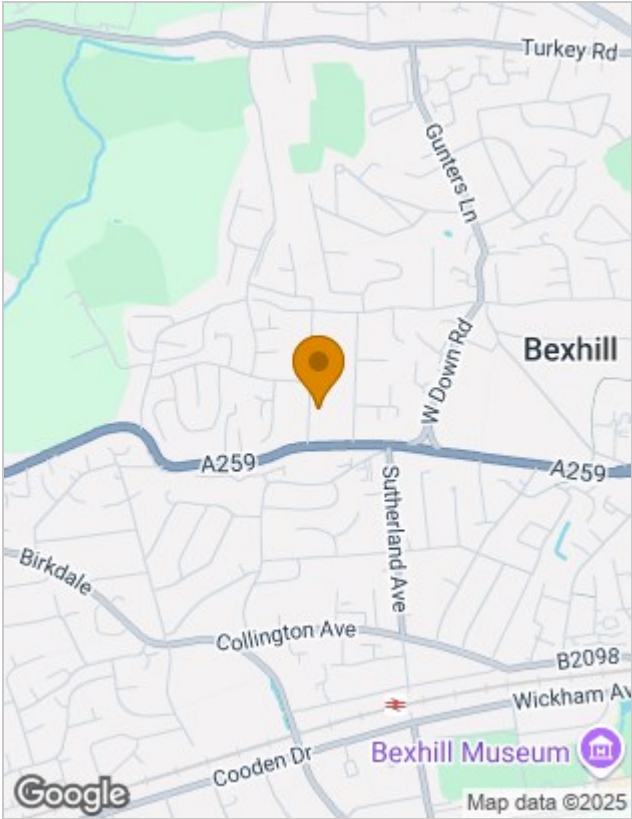


Viewing

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.

Location Map



Energy Performance Graph

