

# Abbott & Abbott

Estate Agents, Valuers and Lettings



17 Chartres Close, Bexhill on Sea, TN40 2NQ

£290,000



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C



£290,000

# 17 Chartres Close

Bexhill on Sea, TN40 2NQ

- Excellent 'Regency-style' end terrace house in quiet cul-de-sac
- Three bedrooms
- Lovely 25' through lounge/dining room
- Cloakroom
- Single garage in adjacent block
- Gardens to front & rear
- Gas central heating and uPVC double glazed windows & exterior doors
- Close to Bexhill College and Hastings link road
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this excellent end-of-terrace house, situated at the end of a quiet cul-de-sac, within easy reach of Bexhill College and the Bexhill - Hastings link road. Built in the 1970's to a most attractive, mock-Regency style, the property provides family-size accommodation which includes three bedrooms, a superb 25' through lounge/dining room, kitchen, cloakroom, and bathroom. Outside, there is a single garage in an adjacent block and gardens to the front and rear. Gas fired central heating is installed and there are uPVC double glazed windows and external doors.

The property is well placed, just over a mile from the town centre and seafront. Local buses stop in nearby Holliers Hill and Wrestwood Road.



## Entrance Hall

## Cloakroom

## Through Lounge/Dining Room

25' & bay x 11'10 max (7.62m & bay x 3.61m max)

## Kitchen

9'9 x 7' (2.97m x 2.13m)

## First Floor Landing

## Bedroom One

13' x 11'10 (3.96m x 3.61m)

## Bedroom Two

12' x 9'2 (3.66m x 2.79m)

## Bedroom Three

7' plus doorway x 6'6 (2.13m plus doorway x 1.98m)

## Bathroom

## Garage

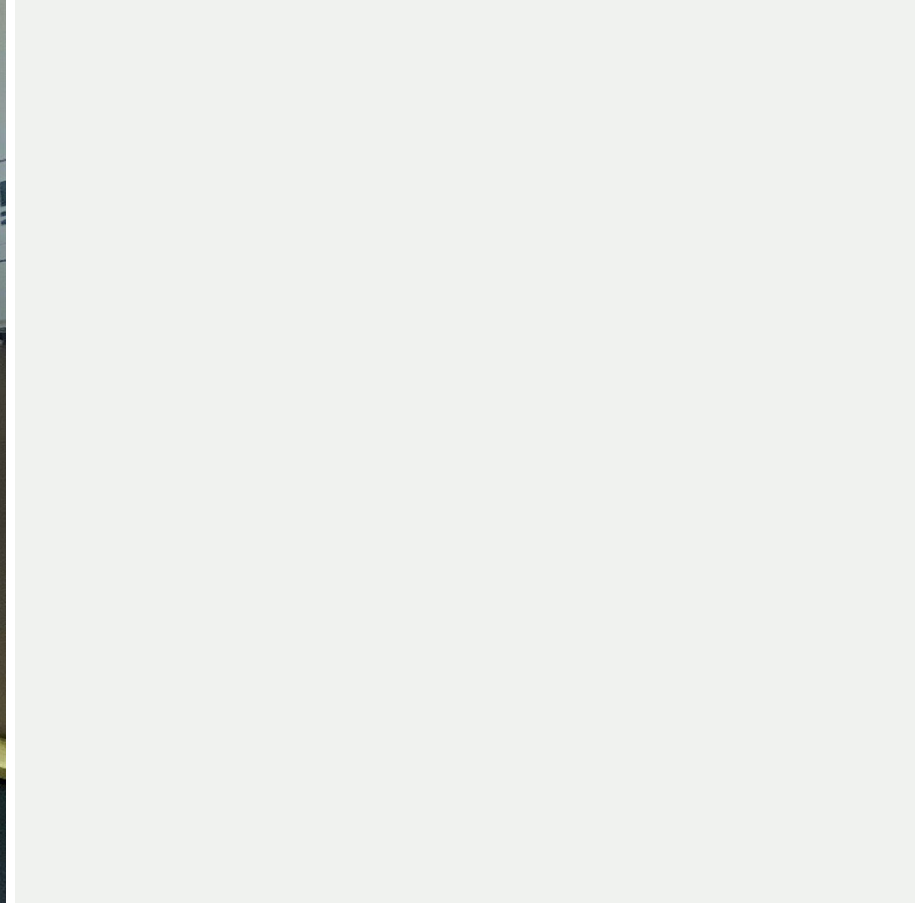
16'8 x 8'4 (5.08m x 2.54m)

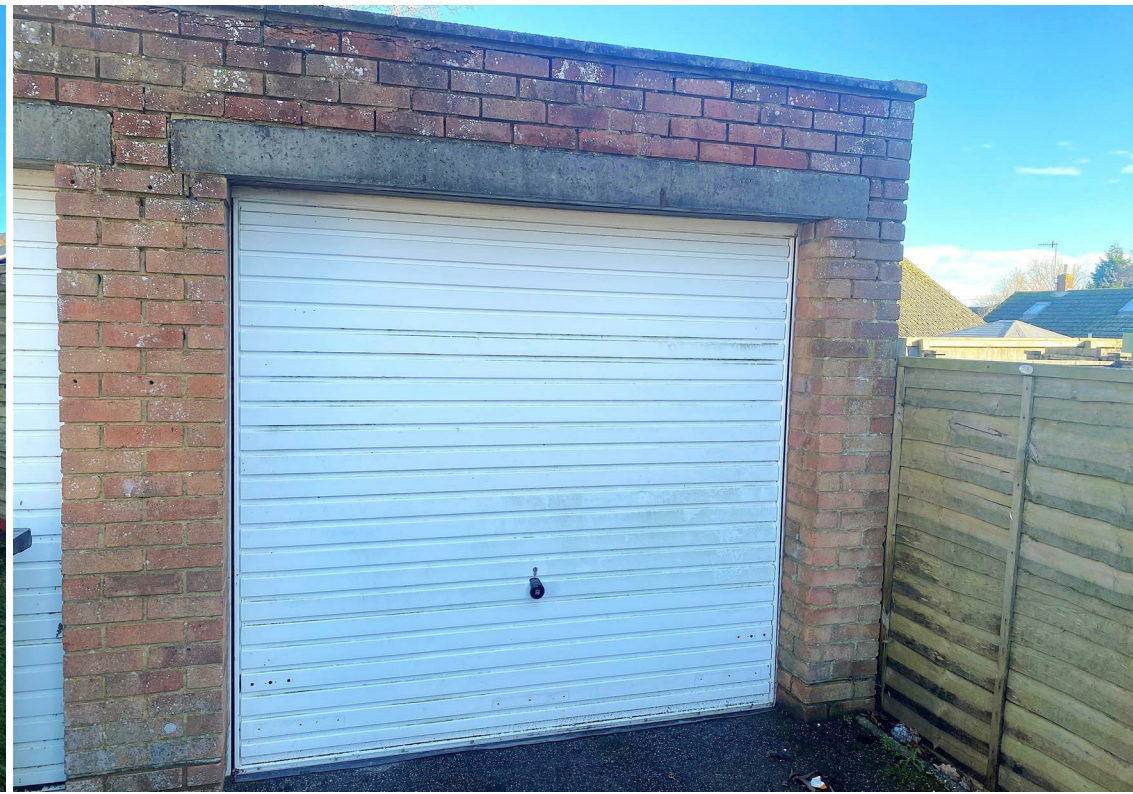
## Gardens

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

**EPC Rating: C**







## Floor Plans



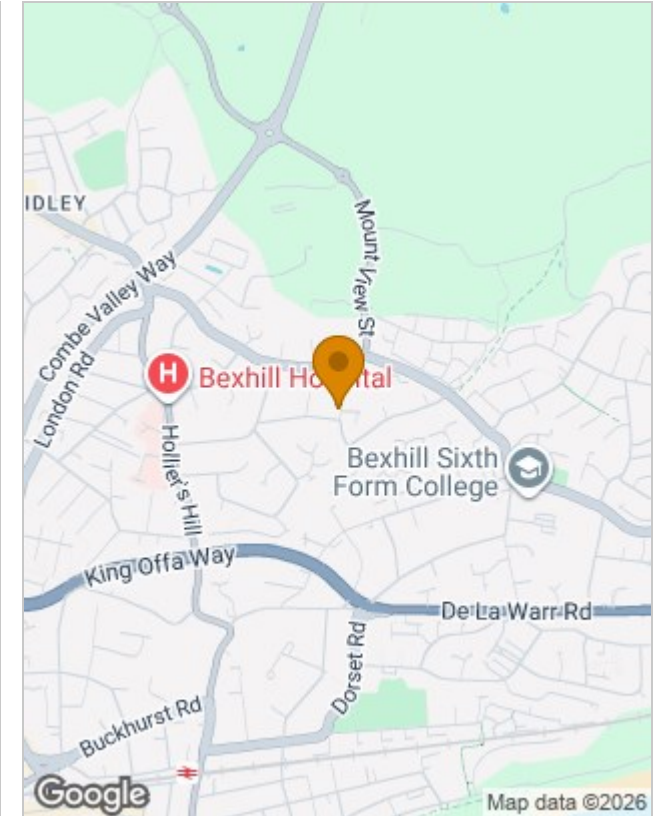
## Viewing

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

