



57 The Briary, Bexhill-On-Sea, TN40 2ET

£215,000

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# 57 The Briary

Bexhill-On-Sea, TN40 2ET

- Charming one-bedroom Freehold house in quiet, tucked away, and traffic-free location
- Double aspect Bedroom
- Private gardens with southerly aspect
- Gas central heating & uPVC double glazed windows and exterior doors
- Attractive Open-Plan Lounge/Kitchen
- Bathroom with modern suite including spa bath
- Allocated parking space
- Unusual opportunity - highly recommended

Abbott & Abbott Estate Agents offer for sale this charming one bedroom freehold house, one of a block of four situated in a peaceful, tucked away, and traffic-free location to the rear of the Old Town. Approached via footpath, the property provides bright and well-presented accommodation that includes an open-plan lounge/kitchen overlooking the gardens, a good size double aspect bedroom and bathroom with spa bath. Outside, there are private gardens with a southerly aspect and an allocated parking space. Gas fired central heating is installed and there are uPVC double glazed windows and external doors.

The property is situated in a quiet cul-de-sac off St Peters Crescent, about a mile from the town centre and the seafront. There is also easy access to the Bexhill - Hastings link road.



## Enclosed Entrance Porch

## Excellent Open-Plan Lounge/Kitchen

15'6 max x 14'2 max (4.72m max x 4.32m max)

## First Floor Landing

## Bedroom

14'2 x 9'8 into recess (4.32m x 2.95m into recess)

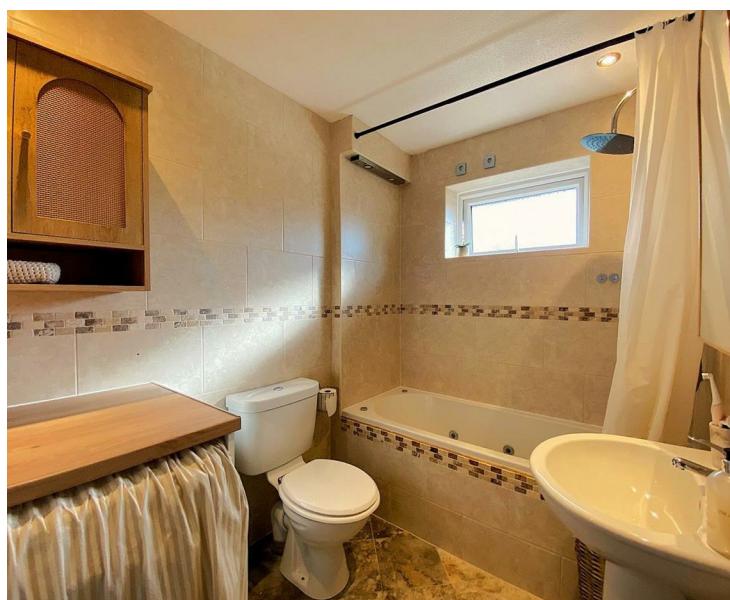
## Bathroom

## Gardens with Southerly Aspect

## Allocated Parking Space

Council Tax Band: B (Rother District Council)

EPC Rating: C





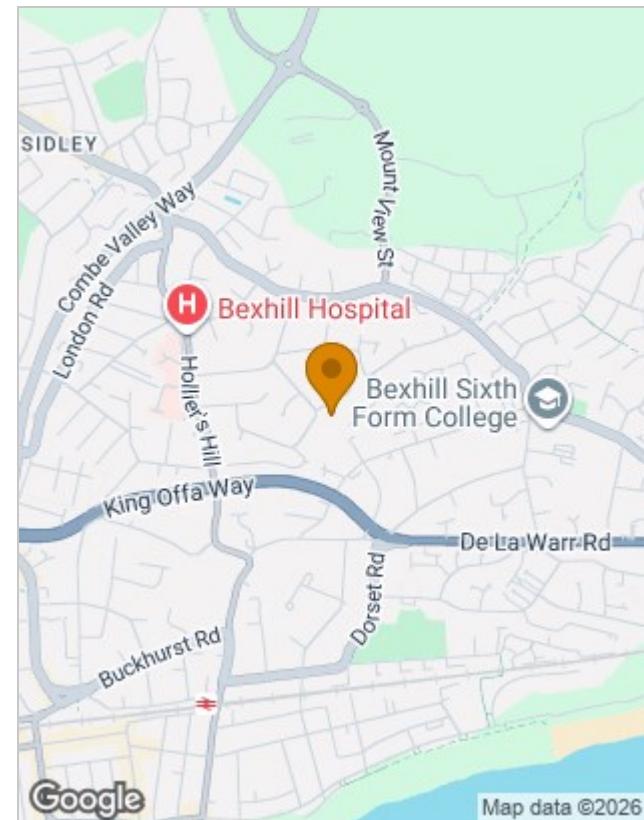
## Floor Plans



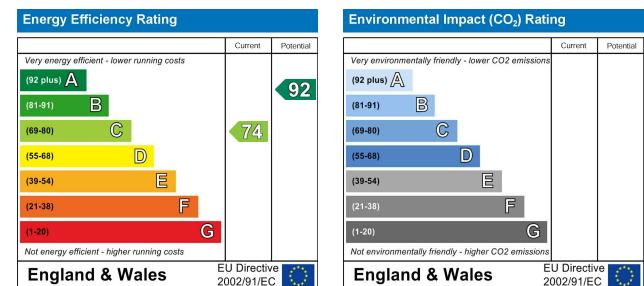
## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



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.