

# Abbott & Abbott

Estate Agents, Valuers and Lettings



16 Eastergate, Bexhill-On-Sea, TN39 4NU

£475,000









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# 16 Eastergate

Bexhill-On-Sea, TN39 4NU

- Excellent detached bungalow in quiet, much favoured cul-de-sac.
- Good size lounge
- Contemporary bathroom
- Large integral garage
- Easy reach of Little Common shops and services
- Three bedrooms - with en suite shower to main bedroom.
- uPVC double glazed conservatory
- Attractive, modern kitchen
- Easily maintained gardens
- No onward chain

Abbott and Abbott Estate Agents offer for sale, with no onward chain, a bright and most attractive detached bungalow, offering well-proportioned and versatile accommodation, situated in a quiet cul-de-sac within easy reach of Little Common shops and services. The property provides three bedrooms - the main bedroom with an en suite shower, a good size lounge with access to a uPVC double glazed conservatory, a modern kitchen, and a contemporary bathroom. Outside, there is a large integral garage and easily maintained gardens, the private rear garden with a westerly aspect. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated in a quiet, level position, close to the open spaces of Broad Oak Park and a local shop in Cowdray Park Road, and within half a mile of Little Common. Cooden Beach railway station, golf course and seafront are just over a mile, with Bexhill town centre about two miles distant.



## uPVC Double Glazed Entrance Porch

7'10 x 5'5 (2.39m x 1.65m)

## Spacious Entrance Hall

## Lounge

17'6 x 13'8 (5.33m x 4.17m)

## uPVC Double Glazed Conservatory

8'7 x 8'6 (2.62m x 2.59m)

## Kitchen

12'3 x 9'10 (3.73m x 3.00m)

## Bedroom One

14'7 x 11'9 plus door recess (4.45m x 3.58m plus door recess)

## En Suite Shower

## Bedroom Two

11'8 plus door recess x 9'9 (3.56m plus door recess x 2.97m)

## Bedroom Three

9'7 x 9' (2.92m x 2.74m)







**Bathroom**

8'3 x 7'5 (2.51m x 2.26m)

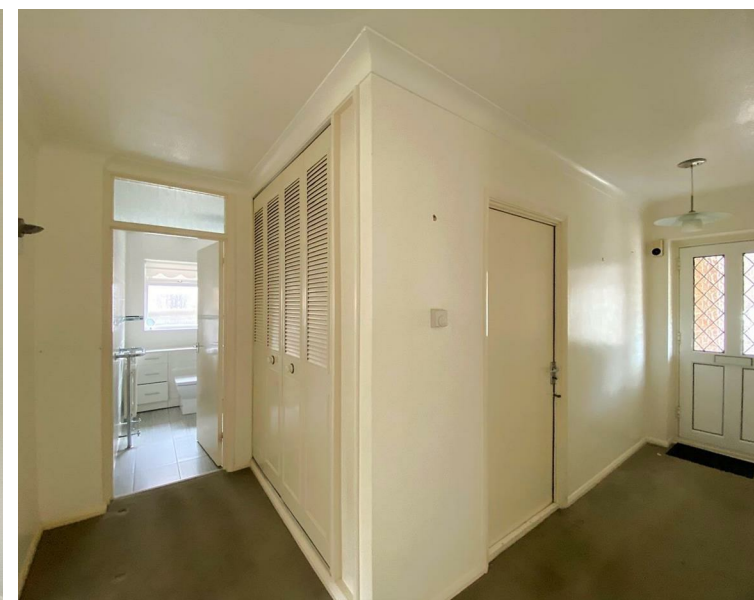
**Large Integral Garage**

18' max (15'8 min) x 14'8 wide (5.49m max (4.78m min) x 4.47m wide)

**Easily-Maintained Gardens**

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

**EPC Rating: D**









Floor Plans



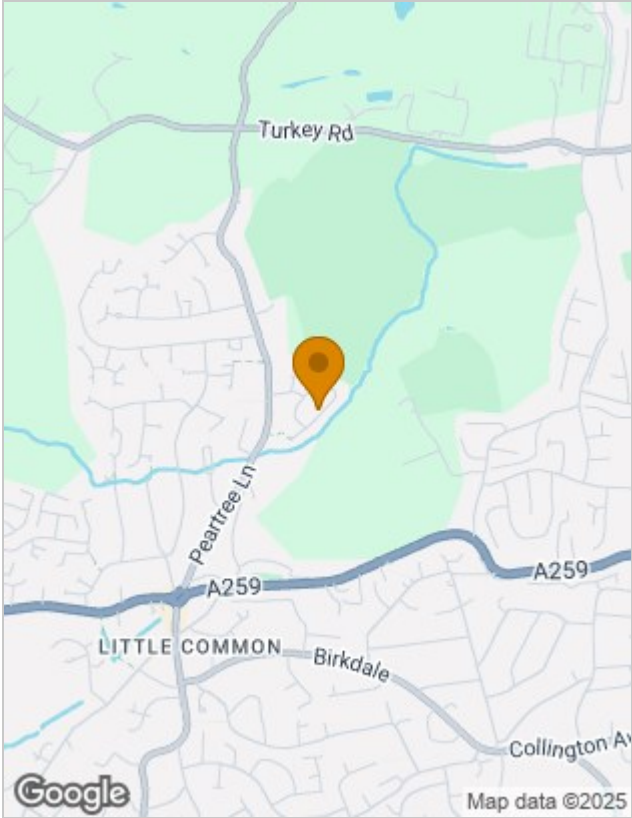
Viewing

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.

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Location Map



Energy Performance Graph

