

# Abbott & Abbott

Estate Agents, Valuers and Lettings



5 The Briary, Bexhill-on-Sea, TN40 2ET

£420,000



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# 5 The Briary

Bexhill-on-Sea, TN40 2ET

- Well-presented detached bungalow, situated in a quiet cul-de-sac near the Old Town
- Lovely L-shaped lounge/dining room
- Good size kitchen
- Attractive rear garden with southerly aspect
- No onward chain
- Three bedrooms
- uPVC double glazed conservatory overlooking the rear garden
- Bath/shower room with WC, plus further separate WC
- Gas central heating & double glazed windows and doors

Abbott and Abbott Estate Agents offer for sale, with no onward chain, this well-presented detached bungalow, situated in a quiet cul-de-sac off St Peters Crescent and set in pretty gardens, with a southerly aspect to the rear garden. Built in the 1980's the property offers well-planned accommodation which provides three bedrooms - one currently used as a dining room, a lovely L-shaped living room overlooking the rear garden, a double glazed conservatory, kitchen with built-in oven and hob, bath/shower room and two WCs. Outside, along with the pretty gardens, a brick-paved driveway leads to a single garage. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

Situated to the rear of the Old Town, the property is about a mile from the town centre and seafront, with a slightly shorter walk via a footpath into the Old Town, with the local community bus stopping in nearby St Peters Crescent. There is also easy access to the Bexhill to Hastings Link Road.

£420,000



## Enclosed Entrance Porch

**Good Size Entrance Hall** 9'6 x 7'10 (2.90m x 2.39m)

**L-Shaped Living Room**  
18'1 max x 14'9 max (5.51m max x 4.50m max)

**uPVC Double Glazed Conservatory**  
11'2 x 9'2 (3.40m x 2.79m)

**Kitchen** 12'6 x 7'10 (3.81m x 2.39m)

**Bedroom One** 11'6 x 10'10 (3.51m x 3.30m)

**Bedroom Two**  
13'1 into recess x 8'10 (3.99m into recess x 2.69m)

**Bedroom Three** 9'2 x 8'2 (2.79m x 2.49m)

**Bath/Shower Room**

**Separate WC**







**Garage**

**17'5 x 8'2 (5.31m x 2.49m)**

**Lovely Gardens, with South-Facing Rear Garden**

**Council Tax Band - D (Rother District Council)**

**EPC Rating - D**

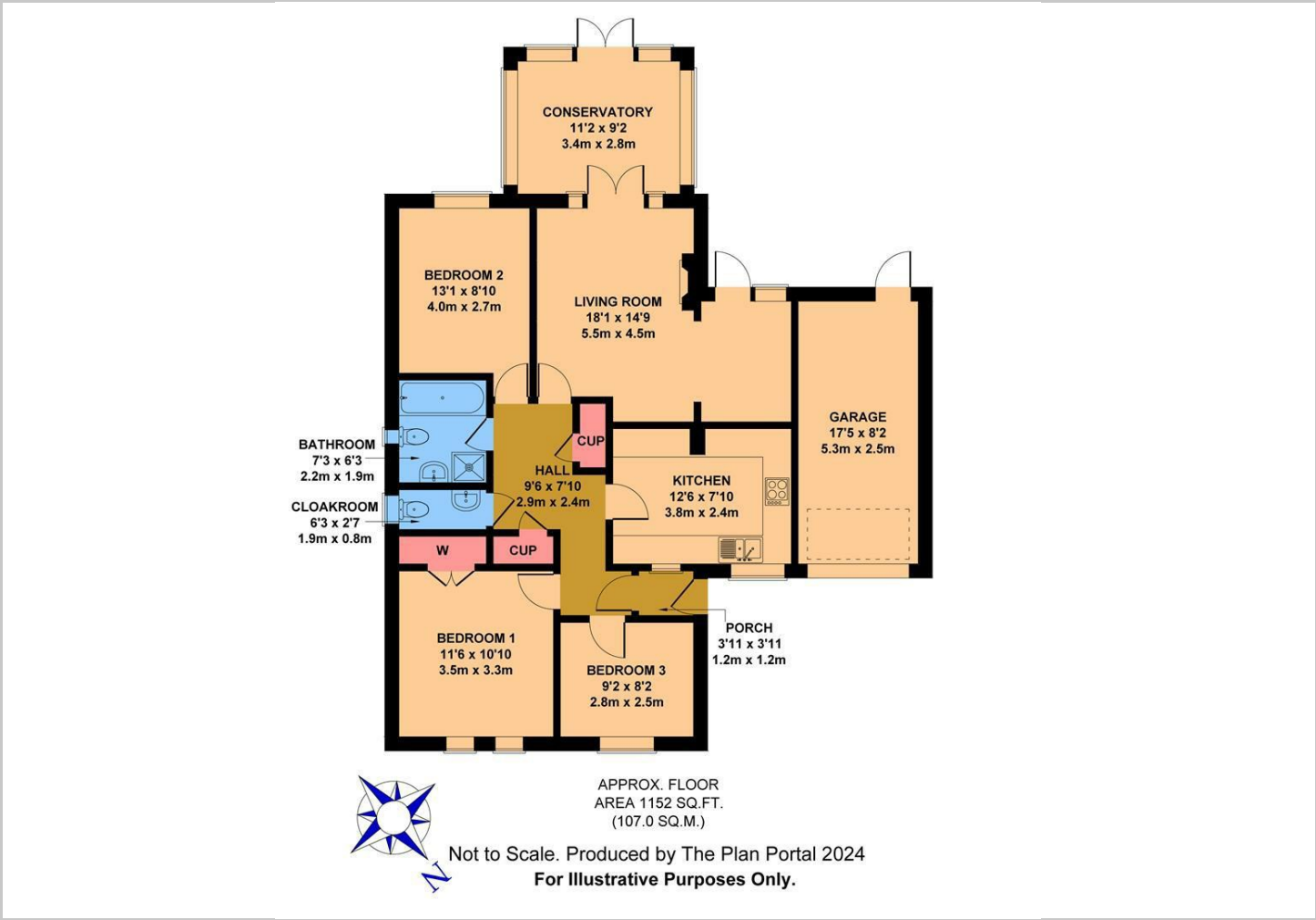








Floor Plans



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.

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Location Map



Energy Performance Graph

