

# Abbott & Abbott

Estate Agents, Valuers and Lettings



60 Gwyneth Grove, Bexhill-On-Sea, TN40 2RQ

£425,000



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£425,000

# 60 Gwyneth Grove

Bexhill-On-Sea, TN40 2RQ

- Detached house offering excellent family-size accommodation, close to local shops and services
- Good size, triple aspect lounge/dining room
- Corner plot with gardens to three sides
- Gas central heating and uPVC double glazing to most rooms
- Four bedrooms - with en suite shower cubicle to main bedroom
- Kitchen complimented by utility porch
- Garage
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this excellent detached house, occupying a pleasant corner plot and offering family size accommodation. The property provides four bedrooms - the main bedroom with an en suite shower cubicle, a large lounge/dining room with a triple aspect, kitchen complimented by a utility area, shower room and two WC's. Outside, there is an integral garage and gardens to three sides including a rear garden with a southerly aspect. Gas fired central heating is installed and there are uPVC double glazed windows virtually throughout.

The property is well placed at the end of a cul-de-sac, close to local buses in Pebsham Lane, plus local shops and a doctor's surgery in Seabourne Road. The Combe Valley Country Park is accessed closeby and the Ravenside shopping complex, the beach at Glyne Gap, a primary school and Bexhill College are all within easy reach. The town centre is just under two miles distant.



**Entrance Hall** 5'11 x 3'7 (1.80m x 1.09m)

**Lounge/Dining Room**  
22'4" max x 14'1" max (6.81m max x 4.29m max)

**Kitchen** 10'2 max x 8'10 max (3.10m max x 2.69m max)

**Utility Porch** 4'11 x 4'11 (1.50m x 1.50m)

**Cloakroom**

**First Floor Landing**

**Bedroom One** 14'1 x 11'6 (4.29m x 3.51m)

**Bedroom Two** 11'10 x 8'2 (3.61m x 2.49m)

**Bedroom Three** 10'10 x 8'6 (3.30m x 2.59m)

**Bedroom Four**  
10'6 max x 6'11 max (3.20m max x 2.11m max)

**Shower Room**

**Separate WC**







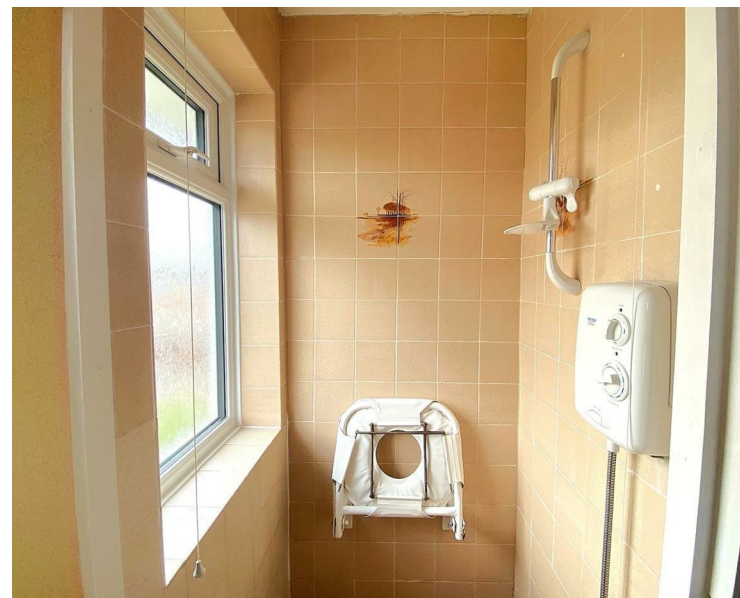
**Integral Garage**

**15'9 x 8'2 (4.80m x 2.49m)**

**Mature Gardens**

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

**EPC Rating - D**

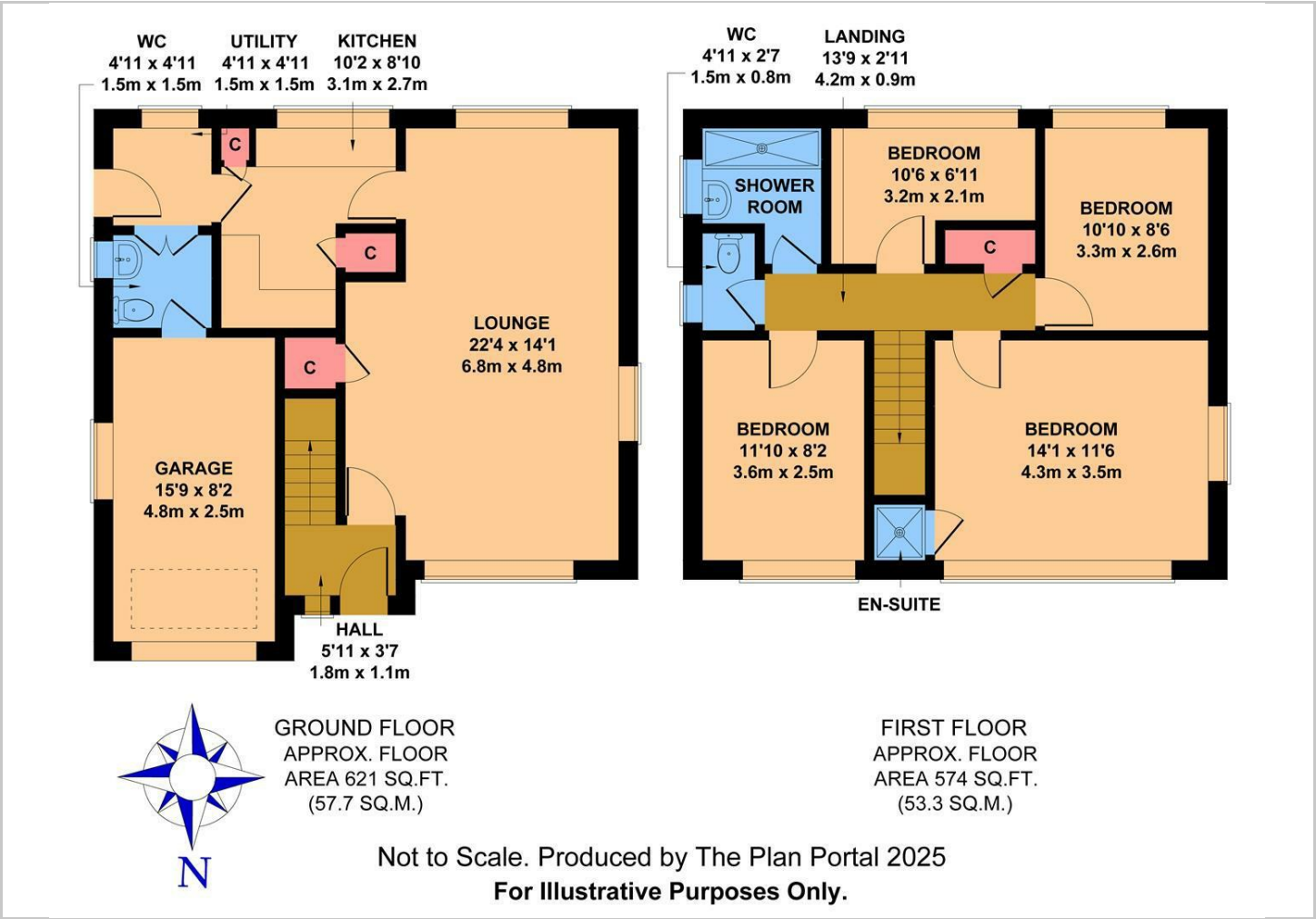








Floor Plans

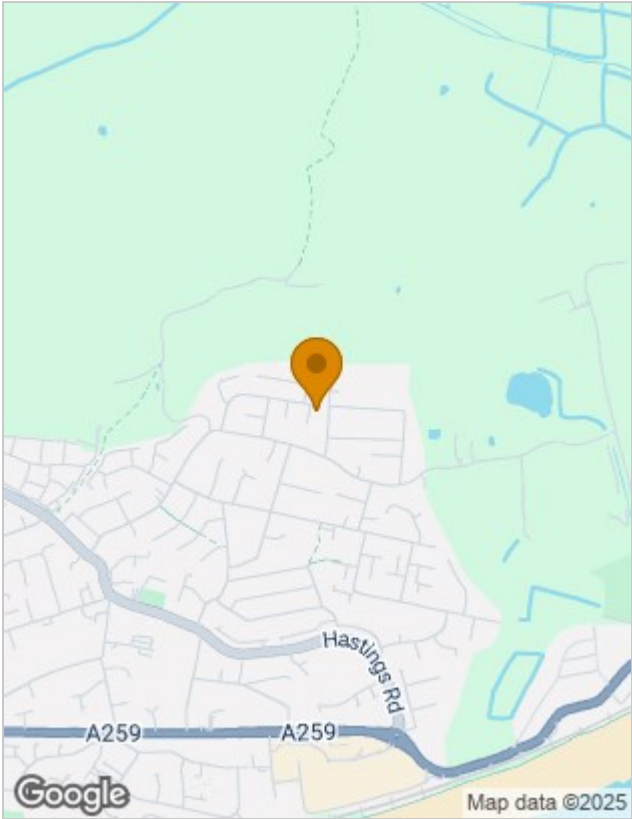


Viewing

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

