

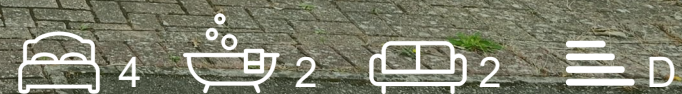
# Abbott & Abbott

Estate Agents, Valuers and Lettings



7 Fairfield Chase, Bexhill-On-Sea, TN39 3YD

Offers Over £450,000





# 7 Fairfield Chase

Bexhill-On-Sea, TN39 3YD

- Attractive detached house, situated in favoured cul-de-sac in West Bexhill
- Two reception rooms including 19' living room
- Kitchen complimented by utility room
- Mature south-facing garden
- No onward chain
- Four bedrooms - with en suite shower to main bedroom
- uPVC double glazed conservatory
- Double garage
- Gas central heating and uPVC double glazing

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this excellent family-size detached house on the favoured south-side of this cul-de-sac off Collington Lane East, approximately midway (1 mile) between the town centre and Little Common. Built around 1990 by national builders, Prowtings, the property does now require some updating, but offers well-planned accommodation which provides four bedrooms - with en suite shower to the main bedroom, two good reception rooms including a 19' double aspect living room, uPVC double glazed conservatory, bathroom, cloakroom, and a kitchen complimented by a utility room. Outside, there is a double garage and a mature, south-facing rear garden. Gas central heating is installed and there are uPVC double glazed windows.

The property is well placed for the open spaces of Bexhill Down and is within easy reach of local shops in Collington Avenue and Collington Halt railway station. Local buses stop in nearby Sutherland Avenue, and the seafront at West Parade is about half a mile.



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## Enclosed Entrance Porch

## Entrance Hall

## Cloakroom

## Double Aspect Living Room

19'3 x 13'6 (5.87m x 4.11m)

## Dining Room

12'8 x 9'8 (3.86m x 2.95m)

## uPVC Double Glazed Conservatory

12'8 x 7'4 (3.86m x 2.24m)

## Kitchen

9'6 x 9'1 (2.90m x 2.77m)

## Utility Room

9'1 x 5' (2.77m x 1.52m)

## First Floor L-Shaped Landing

## Bedroom One

15'9 x 9' (4.80m x 2.74m)

## En Suite Shower

## Bedroom Two

12' max x 9' (3.66m max x 2.74m)

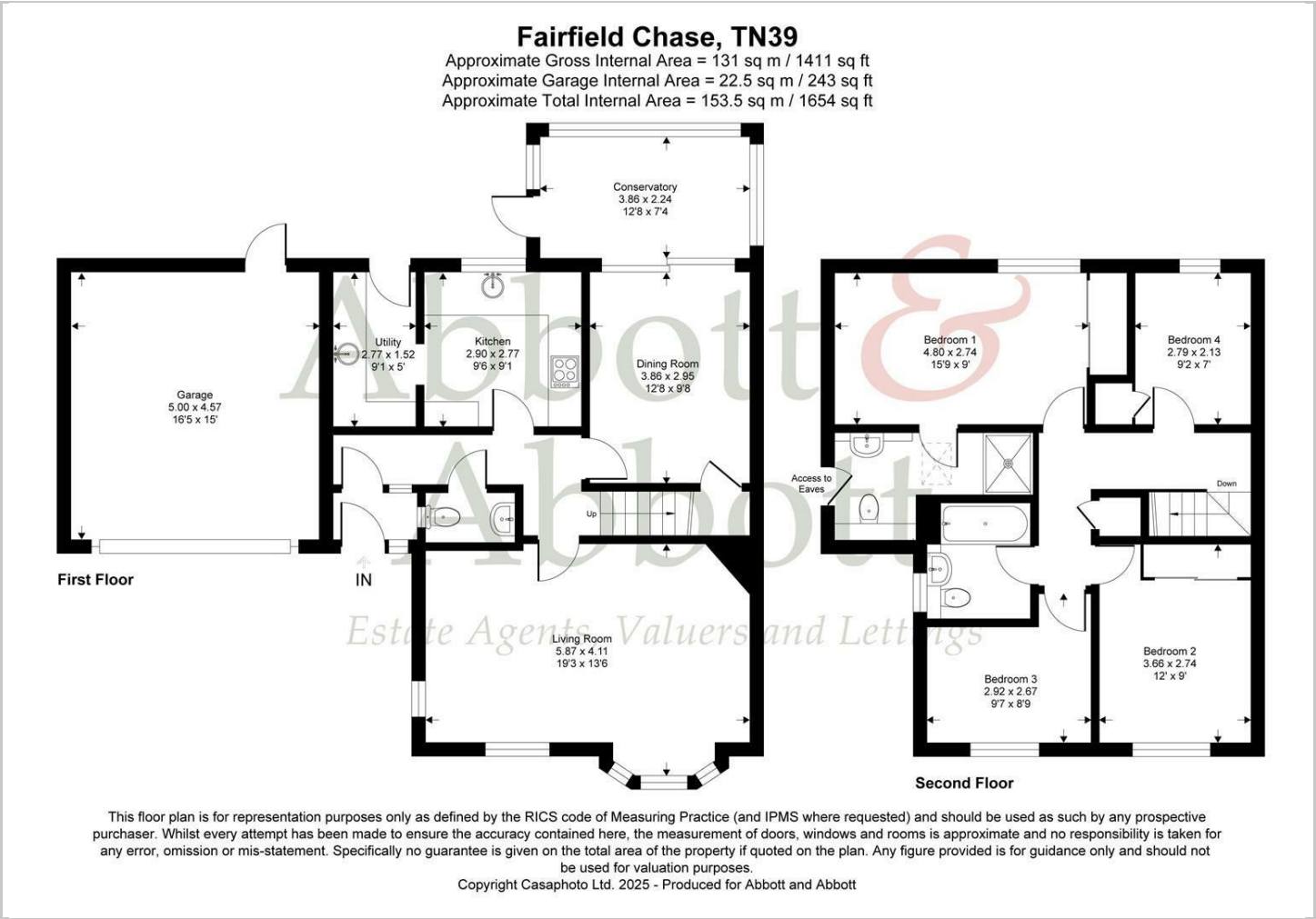


**Bedroom Three** 9'7 x 8'9 (2.92m x 2.67m)  
**Bedroom Four** 9'2 x 7' (2.79m x 2.13m)  
**Bathroom**  
**Double Garage** 16'5 wide x 15' (5.00m wide x 4.57m)  
**Mature Gardens**  
**Council Tax Band: E (Rother District Council)**  
**EPC Rating: D**





Floor Plans

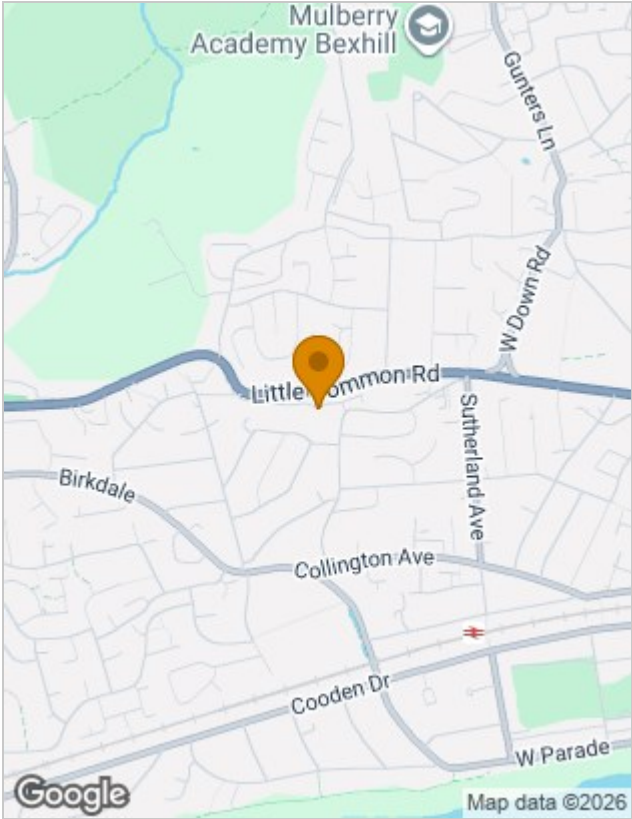


Viewing

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.

Location Map



Energy Performance Graph

