



18 Newlands Avenue, Bexhill-On-Sea, TN39 4HA

£710,000

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# 18 Newlands Avenue

Bexhill-On-Sea, TN39 4HA

- DETACHED 1930S FAMILY HOME
- RECENTLY REFURBISHED
- STUNNING 35FT REFITTED KITCHEN/FAMILY ROOM
- REFITTED BATHROOM
- NO CHAIN
- SPACIOUS ACCOMMODATION - APPROX 2300 SQ FT
- FOUR BEDROOMS
- SOUTH FACING GARDEN
- SUPERBLY PRESENTED
- VIEWING ADVISED

Abbott and Abbott are delighted to offer for sale this extended refurbished spacious family home.

The four bedroom property built in the 1930s has accommodation of approaching 2300 sq ft and is beautifully presented.

A particular feature is the refitted 35 ft Kitchen/ dining/family room with bifold doors leading onto a large patio overlooking the good size south facing rear garden.

There is double glazing, central heating and refitted Bathroom/Cloakroom facilities.

Viewing highly advised.

The house is situated in a sought after location close to the Down - an ideal spot close to schools and recreational facilities.



## ENTRANCE PORCH

## ENTRANCE HALL

## LIVING ROOM 6.4 X 4.0

## KITCHEN/DINING/FAMILY ROOM

21'11" x 35'5" (6.7 x 10.8)

## STUDY

13'1" x 7'6" (4 x 2.3)

## UTILITY ROOM

15'1" x 7'10" (4.6 x 2.4)

## CLOAKROOM

## BEDROOM 1

20'11" x 14'5" (6.4 x 4.4)

## BEDROOM 2

13'9" x 12'5" (4.2 x 3.8)

## BEDROOM 3

14'5" x 7'10" (4.4 x 2.4)

## BEDROOM 4

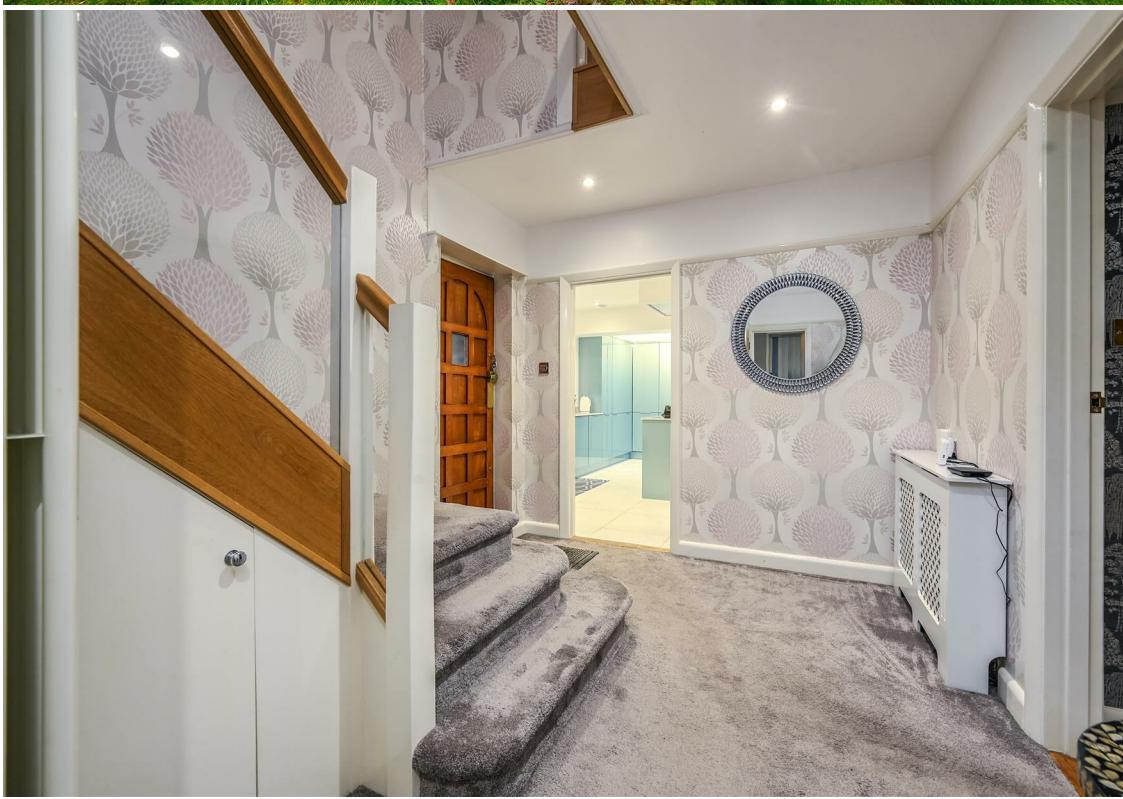
9'10" x 5'10" (3 x 1.8)

## BATHROOM



**SEPARATE WC**  
**FRONT GARDEN**  
**REAR GARDEN**  
**DRIVEWAY**

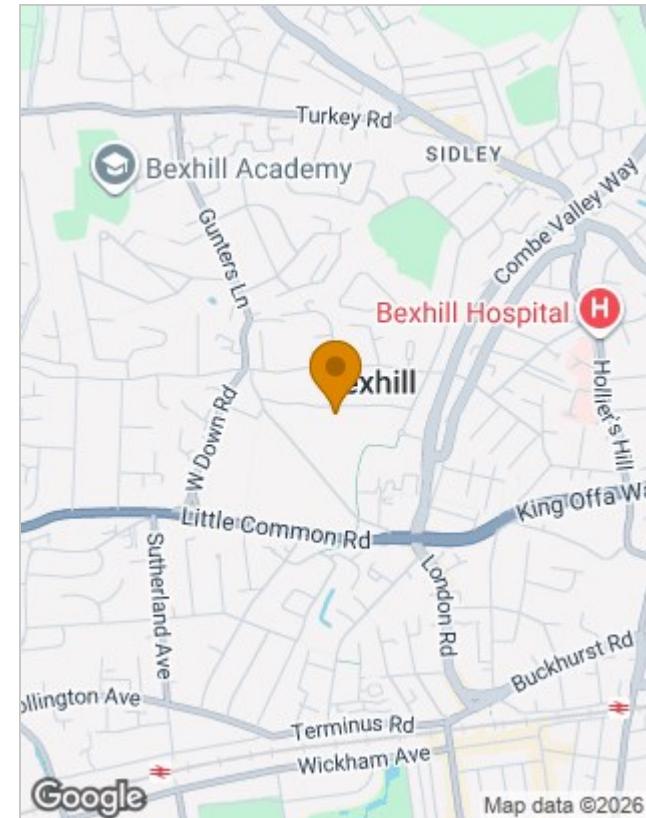




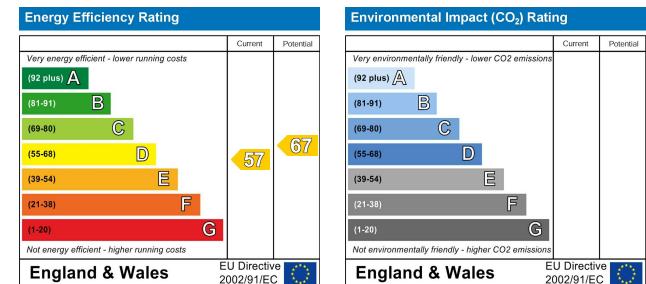
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.