

# Abbott & Abbott

Estate Agents, Valuers and Lettings



5 Wineham Way, Bexhill-On-Sea, TN40 1TP

£335,000



3



1



1



3



£335,000

# 5 Wineham Way

Bexhill-On-Sea, TN40 1TP

- Bright and well-presented end terrace house in quiet road near town and Ravenside shops
- Good size, through lounge/dining room with west-facing bay window with shutters
- Contemporary bathroom and ground floor cloakroom
- Single garage in adjacent block
- Convenient location for shops, buses and St Richards Catholic College
- Three bedrooms
- Attractive kitchen
- Easily maintained gardens to front & rear
- Gas central heating and uPVC double glazed windows and external doors
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this bright and very well-presented end of terrace house, built in the 1970's to a most attractive mock-Regency style, situated in a most convenient location, within easy reach of buses, St Richards Catholic College, and the Ravenside shopping complex. The property offers excellent family-size accommodation which provides three bedrooms, an good size through lounge/dining room, with a west-facing bay window with fitted shutters, an attractive kitchen, a contemporary bathroom and ground floor cloakroom. Outside, there are easily maintained, paved gardens to the front and rear, and a single garage in an adjacent block. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated in a quiet road in the favoured 'Penland Wood' area, about a mile from the town centre and closer still to the beach at Galley Hill - via a footpath. Local buses stop in nearby College Road and Ridgewood Gardens, and the Ravenside shopping complex is just a few hundred yards distant, via a footpath.

This is a most attractive property in an excellent and convenient location. Viewing is recommended.



## Enclosed Entrance Porch

## Entrance Hall

## Cloakroom

## Through Lounge/Dining Room

24'6 plus bay x 11'2 (7.47m plus bay x 3.40m)

## Kitchen

12' x 8'7 (3.66m x 2.62m)

## First Floor Landing

## Bedroom One

12' x 11'3 (3.66m x 3.43m)

## Bedroom Two

10'3 x 10' (3.12m x 3.05m)

## Bedroom Three

8' x 7' (2.44m x 2.13m)

## Bathroom

## Single Garage

16'1 x 8'2 (4.90m x 2.49m)

## Easily Maintained Gardens



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

**EPC Rating: C**





## Floor Plans



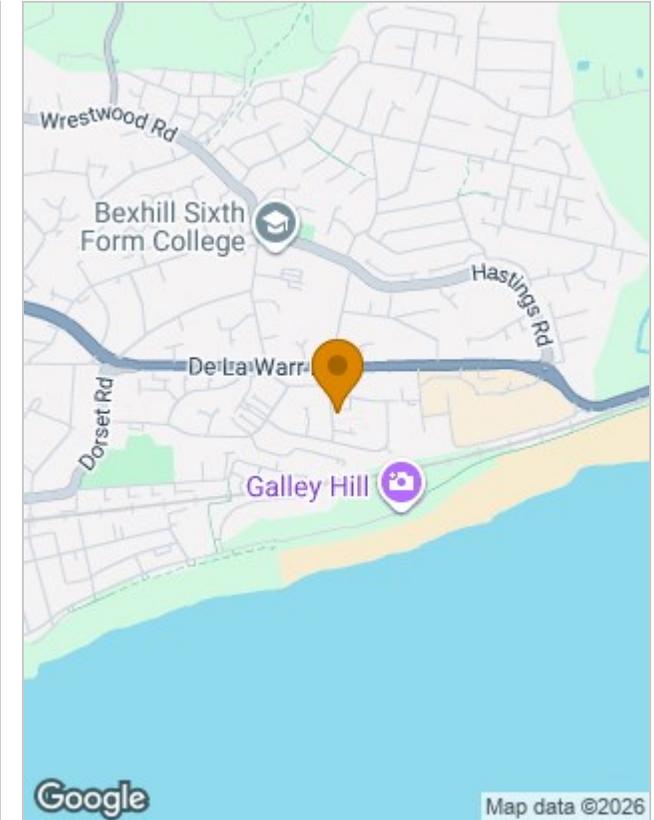
## Viewing

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.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH  
 Tel: 01424 212233 Email: sales@abbottandabbott.co.uk

## Location Map



## Energy Performance Graph

