



15 Portfield Close

Bexhill-On-Sea, TN40 2ER

- Excellent detached house in quiet cul-de-sac with family-size accommodation
- Two reception rooms including an 18'8 living room
- Large integral garage
- · Gas central heating and double glazing
- No onward chain

- Four bedrooms with large en suite shower room to main bedroom
- · Kitchen with oven & hob
- Secluded rear garden with southerly aspect
- · Some updating required

Abbott and Abbott Estate Agents offer for sale, with no onward chain, this excellent detached house, offering family-size accommodation and situated in a quiet cul-de-sac to the rear of the Old Town. Built in the 1980's by local builders, Freshfield Properties, the property is now in need of some updating, but has well-planned accommodation which includes four bedrooms - with an en suite bathroom to the main bedroom, two reception rooms including a good size lounge and a separate dining room, both overlooking the rear garden, kitchen with oven & hob, cloakroom, and a further bathroom. There is a large integral garage and, outside, a private, well-stocked rear garden with a southerly aspect. Gas fired central heating is installed and there are double glazed windows.

The property is well placed for Bexhill College and has easy access to the Bexhill - Hastings link road. The town centre and seafront are just over a mile distant and the local community bus stops at the end of the road.





£425,000



L-Shaped Entrance Hall

Cloakroom

Living Room	18'6 x 11'2 (5.64m x 3.40m)
Dining Room	10'6 x 8'10 (3.20m x 2.69m)
Kitchen	10'10 x 8'9 (3.30m x 2.67m)

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First Floor Landing	
Bedroom One	11'6 x 11'2 (3.51m x 3.40m)
En Suite Bathroom	11'3 x 4'9 (3.43m x 1.45m)
Bedroom Two	12'8 x 11' (3.86m x 3.35m)
Bedroom Three	10'8 x 10'5 (3.25m x 3.18m)

Bedroom Four 7'10 x 7'8 (2.39m x 2.34m)

Bathroom



Large Integral Garage 15'10 x 15' wide (4.83m x 4.57m wide)

Mature Gardens

Council Tax Band: E (Rother District Council)

EPC Rating: D









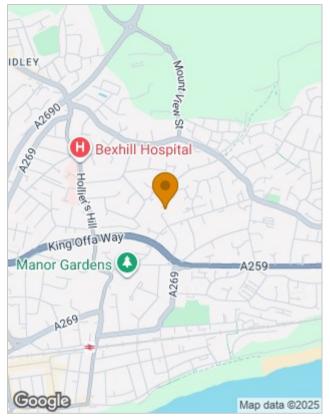
Floor Plans Location Map

Portfield Close, TN40 Approximate Gross Internal Area = 113.5 sq m / 1222 sq ft Approximate Garage Internal Area = 21.9 sg m / 236 sg ft Approximate Total Internal Area = 135.4 sq m / 1458 sq ft Living Room 5.64 x 3.40 18'6 x 11'2 3.51 x 3.40 Bedroom 3 Dining Room 3.25 x 3.18 3.20 x 2.69 Kitchen Bedroom 2 3.30 x 2.67 3.86 x 3.35 10'10 x 8'9 12'8 v 11' 2.39 x 2.34 7'10 x 7'8 Garage 4.83 x 4.57 15'10 x 15' Valueirst Floorna Lettings **Ground Floor** This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

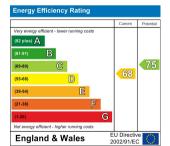
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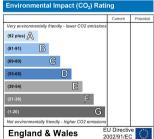
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.



Energy Performance Graph





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