

# Abbott & Abbott

Estate Agents, Valuers and Lettings



5 Clarence Gardens, Bexhill-On-Sea, TN40 2FJ

£260,000





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# 5 Clarence Gardens

Bexhill-On-Sea, TN40 2FJ

- QUIET CUL DE SAC
- WELL PRESNETED
- DOWNSTAIRS CLOAKROOM
- IDEAL FIRST PURCHASE
- VIEWING ADVISED
- 2 BEDROOM HOUSE
- RE FITTED KITCHEN/DINER
- OFF ROAD PARKING
- GOOD ORDER

This delightful two-bedroom terraced house offers a perfect blend of comfort and convenience. The property is well presented, showcasing a warm and inviting atmosphere that is sure to appeal to a variety of buyers.

As you step inside, you will discover that the house is deceptively spacious, providing ample room for both relaxation and entertaining. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively. The living areas are bright and airy, creating a welcoming environment for family and friends.

The surrounding area of Bexhill-On-Sea is known for its beautiful coastline and vibrant community, making it an ideal place to call home. With local amenities, schools, and parks within easy reach, this property is perfectly positioned for both families and professionals alike.



**LIVING ROOM** 12'9 x 11'2 (3.89m x 3.40m)

**KITCHEN/BREAKFAST ROOM**  
14'5 x 11'1 (4.39m x 3.38m)

**DOWNSTAIRS CLOAKROOM**

**BEDROOM 1** 11'1 x 10'04 (3.38m x 3.15m)

**BEDROOM 2** 9'10 x 9'1 (3.00m x 2.77m)

**ALLOCATED PARKING SPACE**

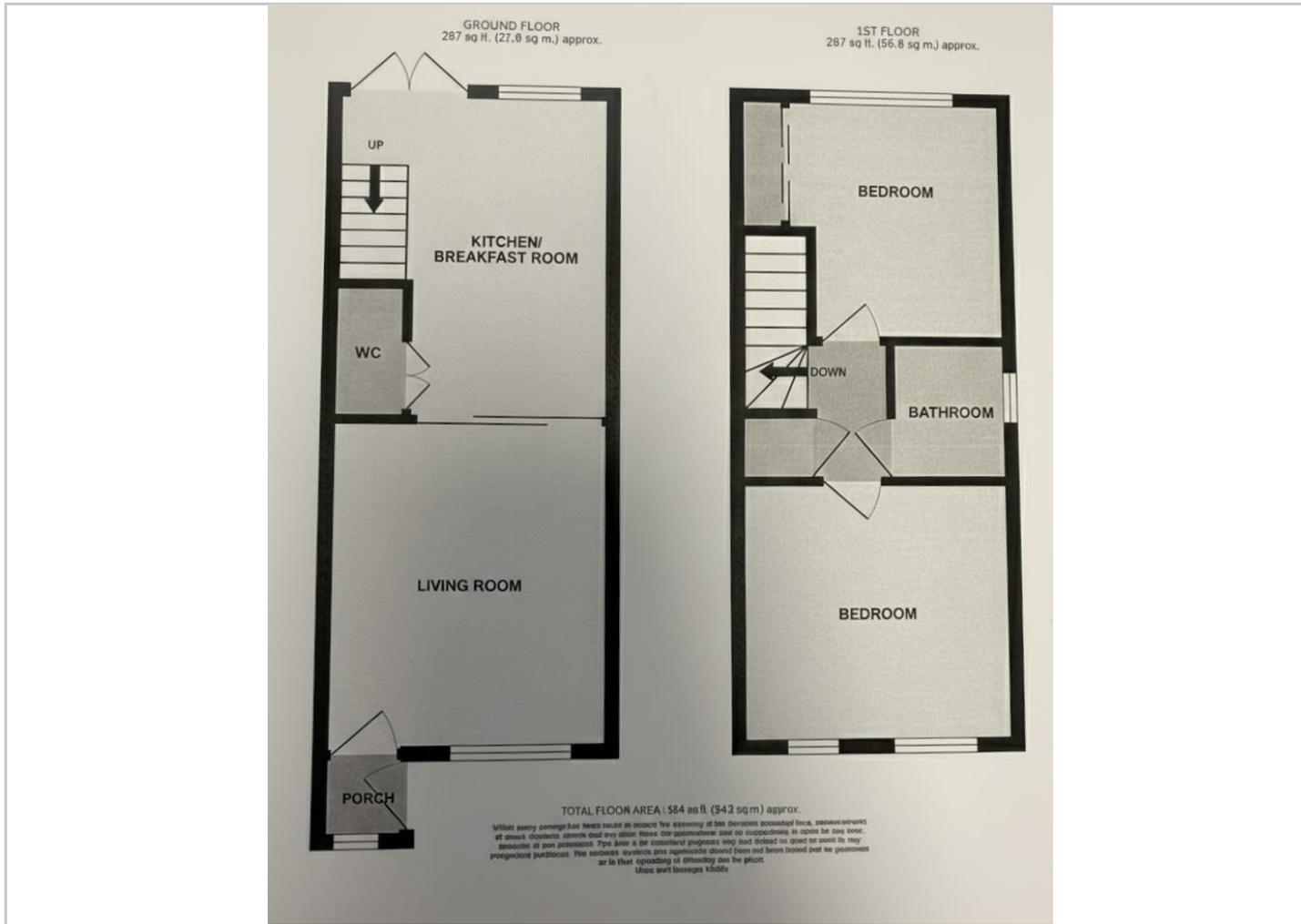
**SERVICE CHARGE - COMMUNAL  
GARDENS/PARKING - £70 p**







## Floor Plans



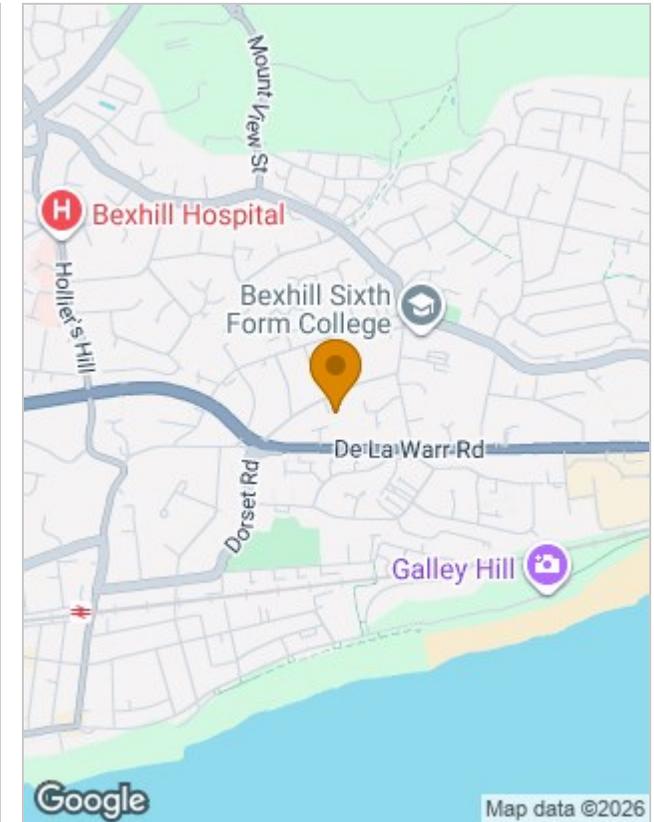
## Viewing

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.

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## Location Map



## Energy Performance Graph

