

Abbott & Abbott

Estate Agents, Valuers and Lettings



21 Lychgate Close, Bexhill-On-Sea, TN40 2EW

£340,000



3



1



1



D



21 Lychgate Close

Bexhill-On-Sea, TN40 2EW

- Spacious detached bungalow in cul-de-sac to the rear of the Old Town
- Excellent 28'5 lounge/dining room
- Two WC's
- Garage
- No onward chain
- Three bedrooms
- uPVC double glazed conservatory
- Private rear garden with southerly aspect
- Gas central heating and uPVC double glazed windows and exterior doors

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this excellent detached bungalow, situated in a cul-de-sac to the rear of the Old Town, and only a mile from the town centre and seafront. Built in the 1970's, the property offers bright and versatile accommodation which includes a superb 28'5 south-facing lounge/dining room, with a uPVC double glazed conservatory, three bedrooms, a good kitchen, a modern shower room with WC, plus a second separate WC. Outside, there is a garage and a private rear garden with a southerly aspect. The property is equipped with gas central heating and uPVC double glazed windows, and most rooms feature woodblock flooring.

The property is also well placed for the Old Town, with its picturesque Manor Gardens and parish church, via a nearby footpath, and is also within easy reach of the Bexhill - Hastings link road. Local buses stop in nearby Holliers Hill.

£340,000



L-Shaped Entrance Hall

Lounge/Dining Room

28'5 x 13' max (10' min) (8.66m x 3.96m max (3.05m min))

uPVC Double Glazed Conservatory

13'6 x 7' (4.11m x 2.13m)

Kitchen

10'2 x 10' (3.10m x 3.05m)

Bedroom One

12'8 x 10' (3.86m x 3.05m)

Bedroom Two

10' x 10' (3.05m x 3.05m)

Bedroom Three

8'8 x 7'4 (2.64m x 2.24m)

Shower Room

Separate WC

Garage

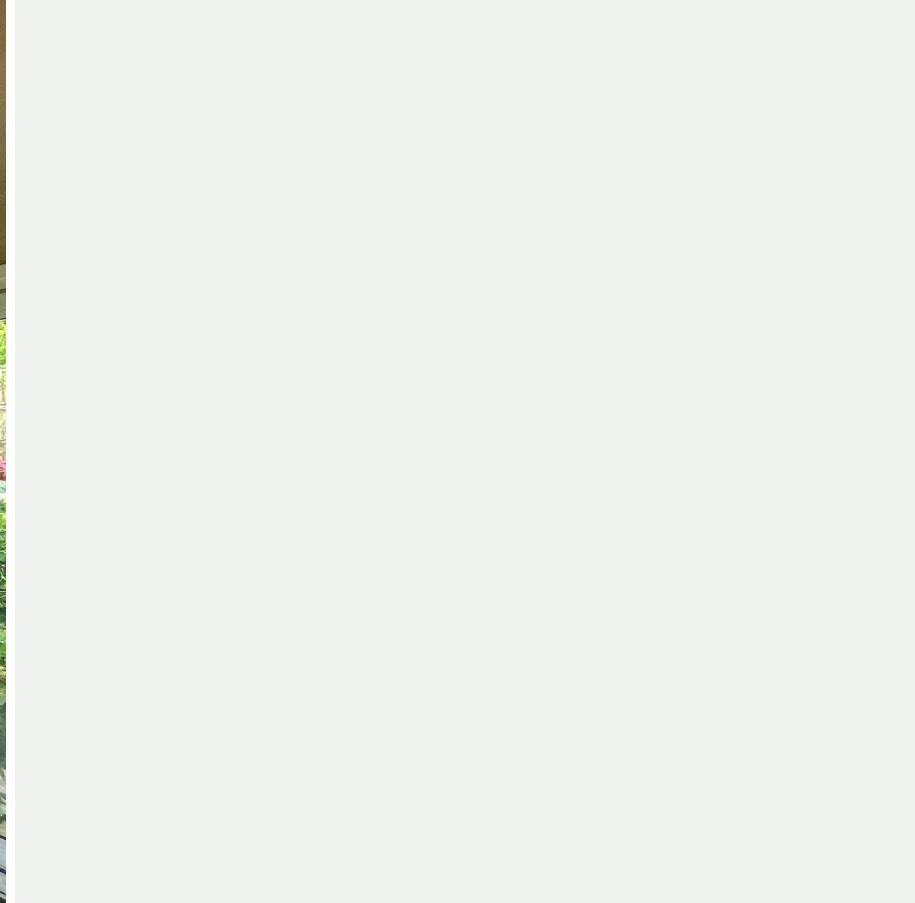
17' x 8'8 (5.18m x 2.64m)

Gardens

Council Tax Band - D (Rother District Council)

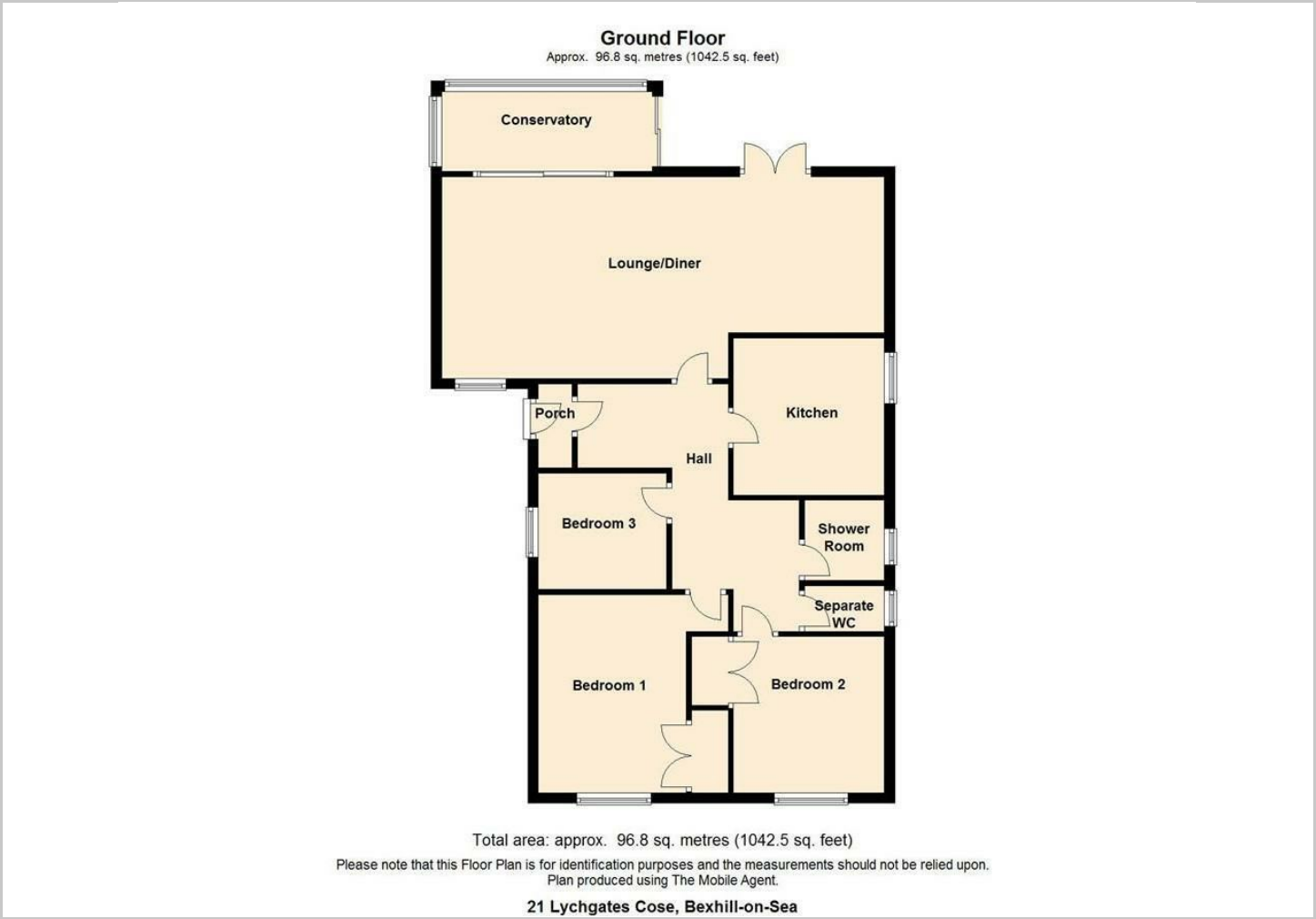
EPC Rating - D







Floor Plans



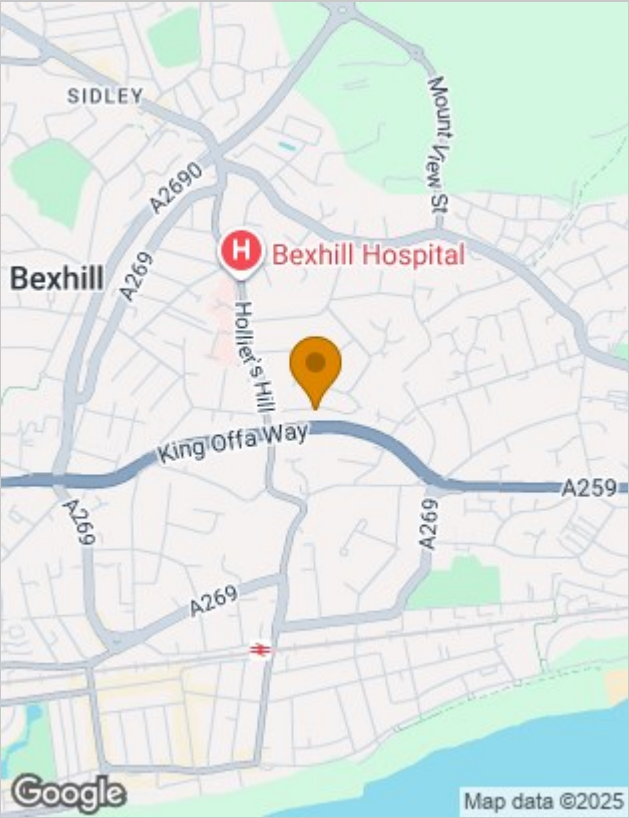
Viewing

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.

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

Location Map



Energy Performance Graph

