



2 Northcliffe, Bexhill-On-Sea, TN40 1RA

£525,000





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Bexhill-On-Sea, TN40 1RA

- Excellent detached family-size house within easy reach of St Richards College and the beach
- Two reception rooms
- Pretty gardens
- Gas central heating & uPVC double glazing
- Four bedrooms - with en suite shower to main bedroom
- Good size kitchen/breakfast room with integrated appliances
- Covered car port plus allocated parking space
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this excellent detached house, offering bright, family-size accommodation and situated in a cul-de-sac within a few hundred yards of St Richards Catholic College and, via a footpath, the beach at Galley Hill. Built around 2014 by national builders, Barretts, the property provides four bedrooms - with an en suite shower to the main bedroom, two reception rooms including a 21'7 double aspect lounge, a good size kitchen/breakfast room with integrated appliances, cloakroom and bathroom. Outside, there are pretty gardens, a covered car port with space for a car, plus a further allocated parking space. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well-placed, only half a mile from the main town centre shopping streets and the railway station. Local buses stop in nearby Dorset Road.



Entrance Hall

Cloakroom

Double Aspect Lounge 21'4 x 10'3 (6.50m x 3.12m)

Dining Room 11'2 x 9'8 (3.40m x 2.95m)

L-Shaped Kitchen/Breakfast Room

16'7 max x 10' (5.05m max x 3.05m)

First Floor Landing

Bedroom One 15' x 8'9 (4.57m x 2.67m)

Bedroom Two 12'8 x 9'10 (3.86m x 3.00m)

En Suite Shower Room

Bedroom Three

10'6 max x 10'max (3.20m max x 3.05mmax)

Bedroom Four

10'9 max x 6'8 max (3.28m max x 2.03m max)

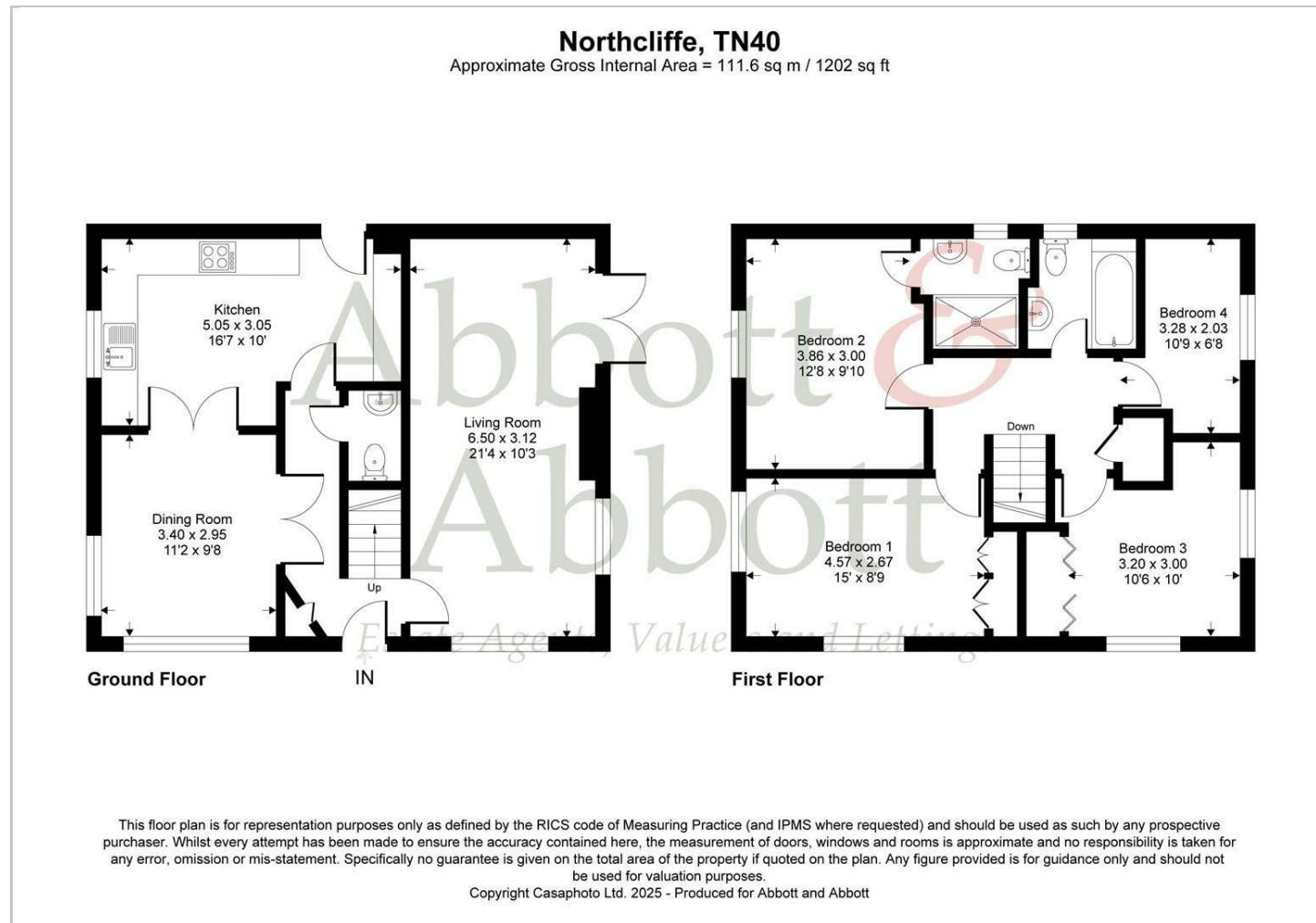
**Bathroom****Covered Car Port**

19'9 x 9' (6.02m x 2.74m)

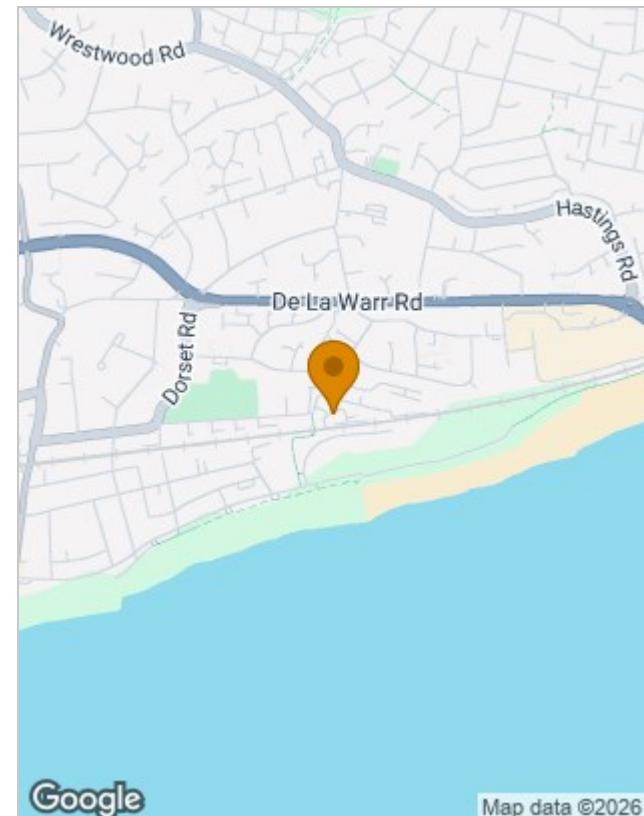
Allocated Parking Space**Pretty Gardens****Council Tax Band: E (Rother District Council)****EPC Rating: C**



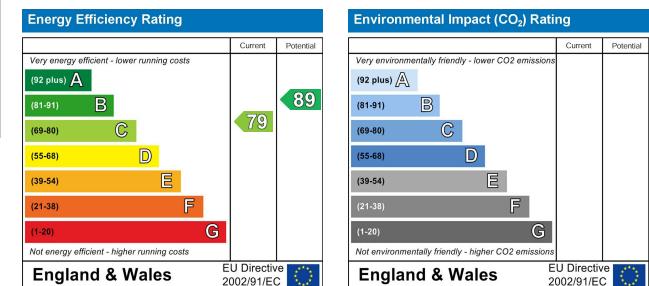
Floor Plans



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.