

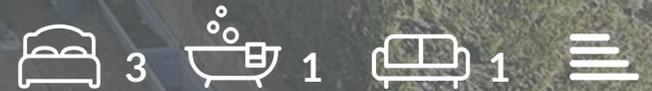


OAKFIELD



Seabourne Road, Bexhill, TN40 2SS

Price Guide £260,000



## Seabourne Road, Bexhill, TN40 2SS

PRICE GUIDE £260,000 - £270,000

A well-presented, three-bedroom family home situated in a popular residential road on the outskirts of Bexhill-on-Sea. Bright, sunny and thoughtfully laid out, the property offers a warm and welcoming feel throughout, making it an ideal home for families or those seeking a buy-to-let investment.

The accommodation comprises an entrance hall, spacious lounge, contemporary fitted kitchen and dining room ideal for family meals, entertaining with doors going straight out to a private rear garden with patio and lawn area, mature trees and shrubs providing a secluded feel, along with gated rear access, and a convenient ground floor W/C.

To the first floor are three well-proportioned bedrooms and a stylish refitted family bathroom, finished with modern fixtures and a clean, neutral design. Additional features include a gas central heating system and double glazing.

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The location is particularly convenient, with local doctors, shops, cafés and bus stops all close by, and just a short walk to Ravenside Retail and Leisure Park, offering a range of retail and leisure facilities.

Early viewing is highly recommended.





### Kitchen

17'9" x 13'1" (5.41m x 3.99m)

### Living Room

16'9" x 11'6" (5.11m x 3.51m)

### WC

### Bedroom One

13'5" x 10'6" (4.09m x 3.20m)

### Bedroom Two

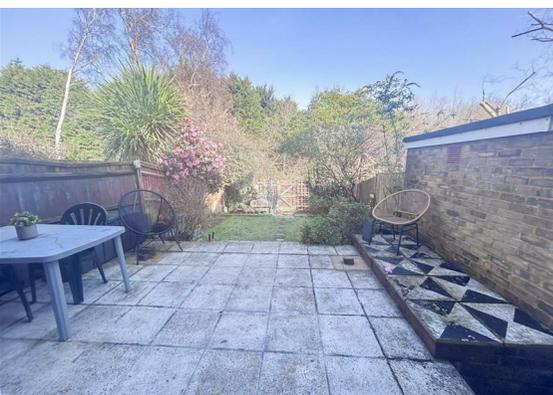
13'1" x 8'10" (4.00m x 2.70m)

### Bedroom Three

8'10" x 8'10" (2.70m x 2.70m)

### Bathroom

**Council Tax Band B - £1,992.11 Per Annum**



## Floor Plan



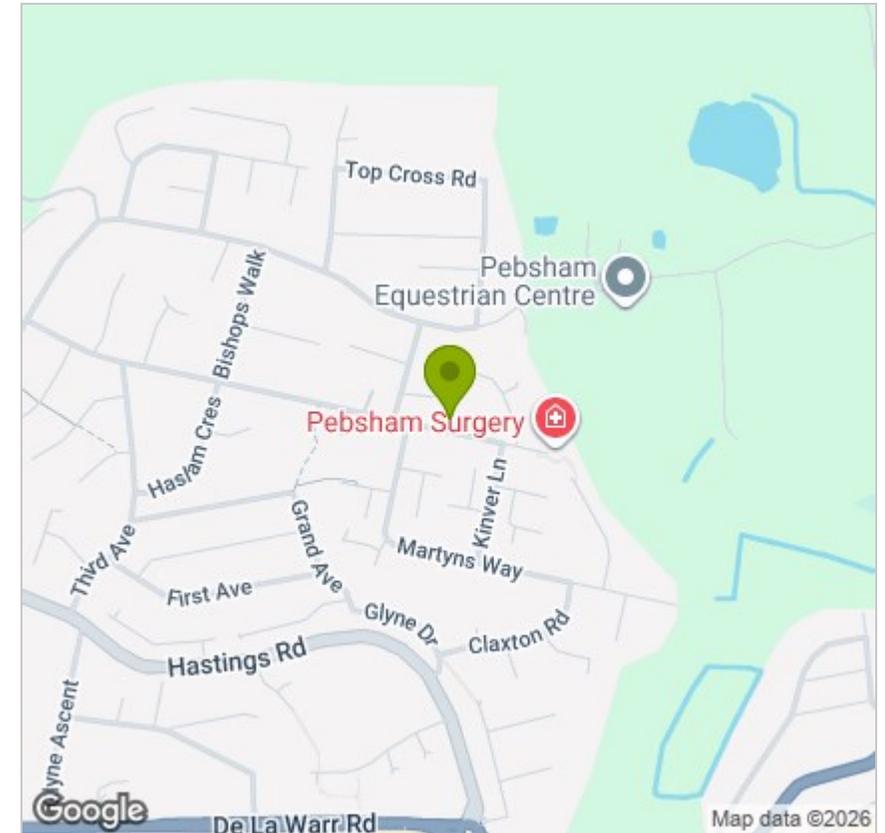
## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (11-20) <b>G</b>                            |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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