



**The Glades**  
**Bexhill-On-Sea, East Sussex TN40 2NE**  
**£325,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales



## The Glades, Bexhill-On-Sea, East Sussex TN40 2NE

Welcome to this charming two-bedroom semi-detached house located in the sought-after area of The Glades in Bexhill-On-Sea. This property boasts a modern kitchen diner, a utility room, and a ground floor WC, providing convenience and style for everyday living.

As you step into the house, you are greeted by a spacious reception room that offers a comfortable space to relax and entertain. The modern kitchen diner is perfect for hosting family meals or dinner parties with friends. The private garden is a tranquil oasis where you can unwind and enjoy the outdoors.

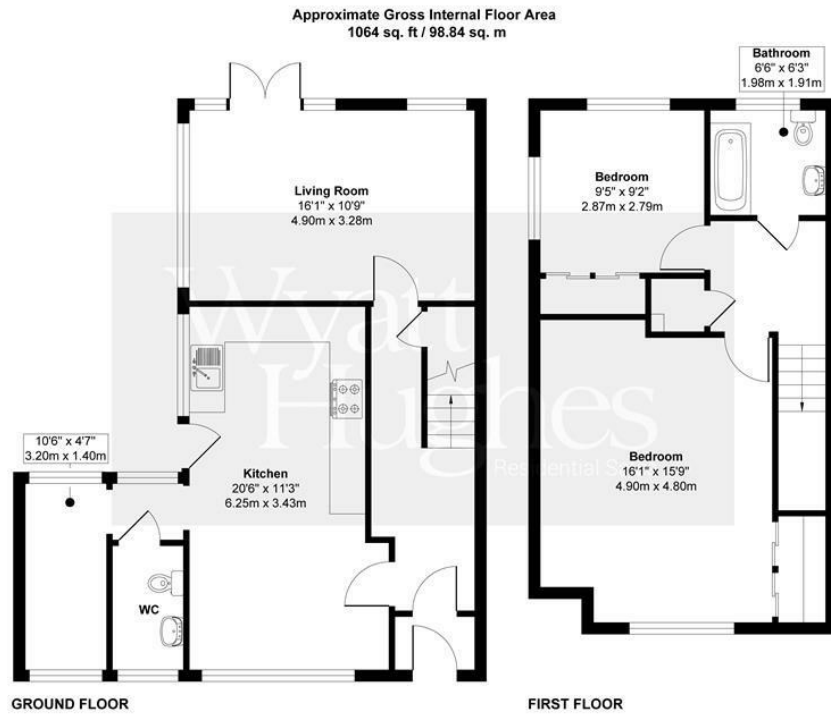
Upstairs, you will find two double bedrooms that are well-appointed and offer a peaceful retreat at the end of the day. The modern bathroom provides a luxurious space to pamper yourself and unwind.

This property also features a garage en bloc, providing secure parking and additional storage space. Situated in a popular residential area in Bexhill, you will enjoy the tranquillity of the surroundings while still being close to local amenities and transport links.

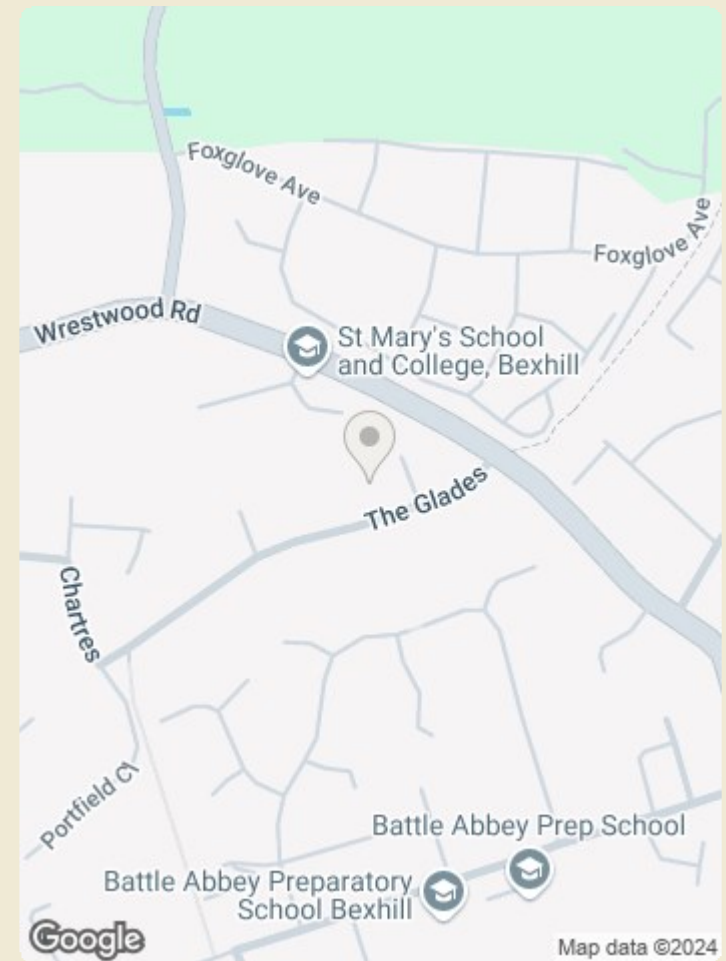
Don't miss the opportunity to make this lovely house your home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer in The Glades, Bexhill-On-Sea.

- 1064 sq ft
- Tax band C
- Recently re-fitted bathroom/wc
- Two double bedroom semi detached house
- EPC rating D
- Utility room and GF WC
- Garage en bloc
- Modern kitchen dining room
- Private Gardens





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		82	(81-91) <b>B</b>
(69-80) <b>C</b>		62	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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