



**HOME + CASTLE**  
ESTATE AGENTS

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## Ian Close, Bexhill-On-Sea, TN40 2RL

| House | 3 Bedrooms

HOME+CASTLE are pleased to offer this 3-bedroom end-of-terrace house located at the end of a quiet cul-de-sac on the outskirts of town. Close to local transport links, shops and Ravenside retail park. This property benefits from a spacious modern fitted kitchen, three bedrooms (2 with built-in wardrobes), double glazing, gas central heating and a large garden.

INTERNAL VIEWINGS HIGHLY RECOMMENDED!

**TO LET**  
**£1,400 PER**  
**MONTH**

### **Front of Property**

Pathway to entrance porch, lawn to front and side, bordered by mature hedge. Side gate to rear garden.

### **Porch 8'8" x 2'7" (2.64m x 0.79m)**

Double glazed door to porch, gas meter, carpet, double glazed window, double glazed door to kitchen.

### **Kitchen Diner 15'6" x 8'6" (4.72m x 2.59m)**

Range of base, wall and drawer units, with work surfaces, space for a washing machine and fridge freezer, fitted gas hob and electric oven, with cooker hood above, double glazed window, fluorescent light, radiator.

### **Living Room 15'6" x 13'2" (4.72m x 4.01m)**

Laminate wood effect flooring, radiator, full height double glazed windows, double glazed door to garden, power sockets, fitted light.

### **Landing**

Airing cupboard housing boiler, pendant light, access to loft.

### **Bedroom 1 11'5" x 9'4" (3.48m x 2.84m)**

Double glazed windows to rear aspect, built-in wardrobe, carpet, power sockets, radiator, pendant light.

### **Bedroom 2 8'7" x 8' (2.62m x 2.44m)**

Double glazed window to front aspect, built-in wardrobe, carpet, radiator, pendant light, power sockets.

### **Bedroom 3 6'9" x 5'11" (2.06m x 1.80m)**

Double glazed windows to rear aspect, carpet, power sockets, radiator, pendant light.

### **Bathroom 7'3" x 5'7" (2.21m x 1.70m)**

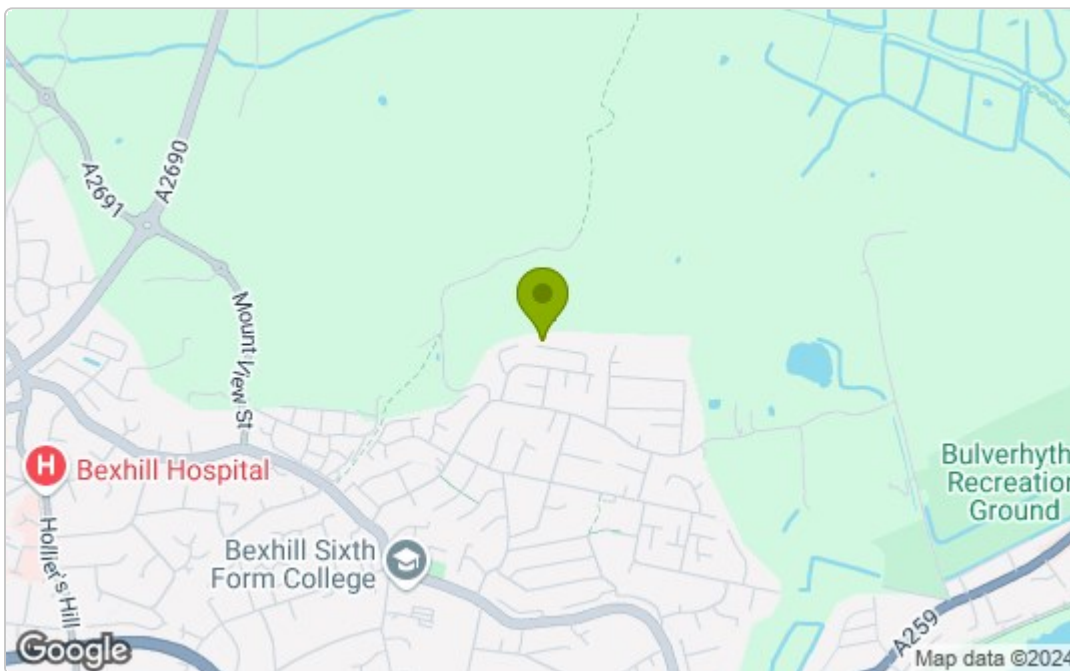
Panelled bath, WC, Pedestal hand basin, opaque double glazed window to front of property, shower, vinyl flooring, light, radiator.

### **Garden**

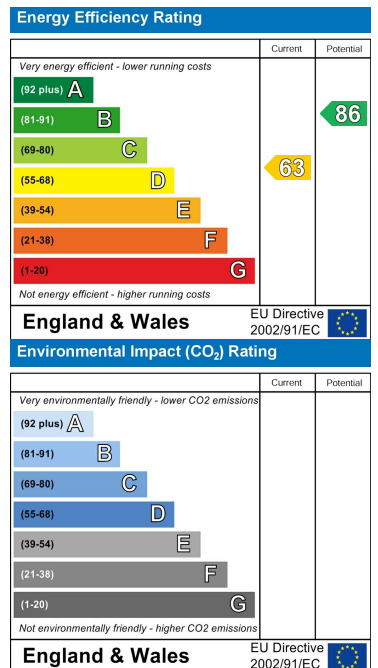
Steps from living room down to garden, mainly lawn with space for shed. Gate to front of property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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