



**Paton Road, Bexhill-On-Sea TN39 5DJ**

**welcome to**

**Paton Road, Bexhill-On-Sea**

Fox and sons are delighted to present to market this mid terraced property located in North Bexhill, the property boasts three bedrooms and is offered to the market with Tenant in situ and an early inspection comes recommended to avoid disappointment!



### Entrance Hall

Having access to all rooms, window to the front aspect and stairs leading to the first floor.

### Lounge

12' 1" x 10' ( 3.68m x 3.05m )

Having window to the rear aspect and being carpeted.

### Kitchen

15' 6" x 13' 2" ( 4.72m x 4.01m )

Having window to the front aspect, door to the rear garden, a range of wall and base units, stainless steel sink and drainer, space and plumbing for washing machine, cupboard under the stairs, tiled splashback, gas hob and oven and space for fridge and freezer.

### Landing

Having access to all room, loft access, storage cupboard and window to the front aspect.

### Bedroom One

11' 6" x 10' ( 3.51m x 3.05m )

Having window to the rear aspect.

### Bedroom Two

12' 1" x 9' 1" ( 3.68m x 2.77m )

Having window to the rear aspect.

### Bedroom Three

7' 7" x 6' 1" ( 2.31m x 1.85m )

Having window to the front aspect.

### Wc

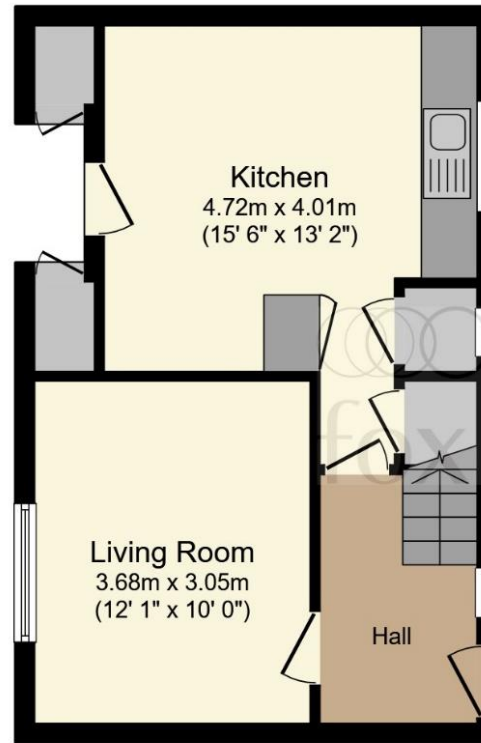
Having a window to the front aspect and a WC.

### Bathroom

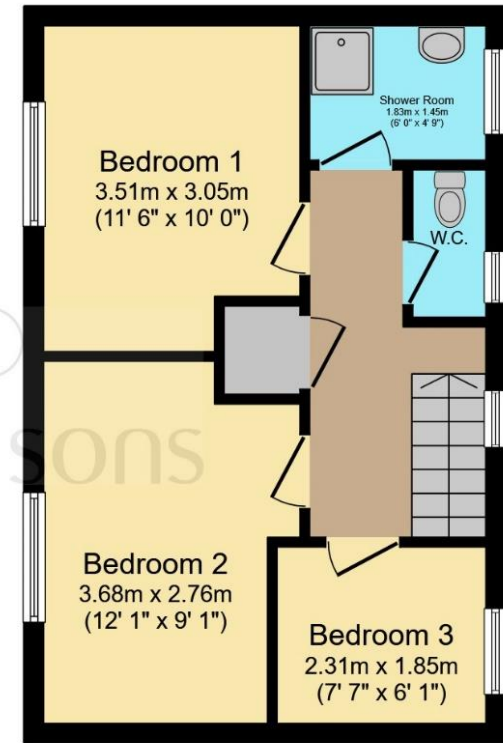
Being partly tiled, having a window to the front aspect, a shower and wash hand basin.

### Rear Garden

Having a pathway leading down the garden, mainly laid to lawn and having mature trees and shrubs.



**Ground Floor**



**First Floor**

Total floor area 70.0 sq.m. (754 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Paton Road, Bexhill-On-Sea

- THREE BEDROOM HOUSE
- NORTH BEXHILL
- REAR GARDEN
- IDEAL INVESTMENT OPPORTUNITY!
- TENANT IN SITU!

Tenure: Freehold EPC Rating: D

# £265,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
BOS111944 - 0002

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fox & sons



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