



**Carfax Close, Bexhill-On-Sea TN39 5EG**

**welcome to**

**Carfax Close, Bexhill-On-Sea**

NEW TO THE MARKET is this charming 1960's mid-terraced three-bedroom house located in the North of Bexhill-On-Sea! Nestled in a family friendly neighbourhood, this property boasts three generously sized bedrooms, lounge, kitchen and separate dining room. Contact us today to arrange a viewing!



### Front Garden

An area of lawn leading to the front door.

### Entrance Porch

With a double-glazed main entry doorway into the property & powerpoints.

### Cloakroom

Comprising of a low-level WC, pedestal wash hand basin and double-glazed window to the rear aspect.

### Lounge

18' 1" x 12' 1" ( 5.51m x 3.68m )

Featuring a double-glazed window to the front aspect, a feature wall mounted gas fire, a storage cupboard and double-glazed double-doors leading to the dining room.

### Dining Room

10' 10" x 7' 11" ( 3.30m x 2.41m )

With a double-glazed window to the rear aspect, powerpoints and a wall mounted electric heater.

### Kitchen

9' 2" x 8' 2" ( 2.79m x 2.49m )

Featuring a matching combination of wooden style wall and base units, space for a fridge freezer & plumbing for a washing machine and dishwasher, a single sink and drainer unit as well as double-glazed windows to the rear overlooking the garage.

### Bedroom One

11' 3" x 10' 9" ( 3.43m x 3.28m )

Comprising of double glazed windows to the rear aspect, powerpoints and a wall mounted electric heater.

### Bedroom Two

12' 11" x 9' 9" ( 3.94m x 2.97m )

Comprising of double-glazed windows to the front aspect overlooking the front garden, a storage cupboard, powerpoints and an electric wall mounted heater.

### Bedroom Three

8' 6" x 8' ( 2.59m x 2.44m )

Comprising of above stair storage cupboards, a double-glazed window to the front aspect and powerpoints.

### Bathroom

A matching white suite featuring of a double shower tray with glass screen surround and an electric shower unit, pedestal wash hand basin, low-level WC, partly tiled walls and an opaque double-glazed window to the rear aspect.

### Rear Garden

An area of patio & access to additional storage space, wooden fencing surround offering privacy & security, a rear gate for a second point of access and an area of lawn.

### Garage

8' 1" x 16' 2" ( 2.46m x 4.93m )



Total floor area 88.9 m<sup>2</sup> (957 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Carfax Close, Bexhill-On-Sea

- THREE BEDROOMS
- MID-TERRACED
- GARAGE EN-BLOC
- DOUBLE-GLAZED
- 1960'S FEATURES

Tenure: Freehold EPC Rating: Awaited

**£275,000**



Please note the marker reflects the postcode not the actual property

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