



**Camber Close, Bexhill-On-Sea TN40 2NA**

**welcome to**

**Camber Close, Bexhill-On-Sea**

Fox & Sons welcome you to this stunning three-bedroom end-of-terrace home, offering modern and neutral decor throughout. Boasting of ample living space, an open plan lounge & dining room, conservatory, three generous sized bedrooms and a low-maintenance garden. Contact us today!



### Front Garden

The front garden offers a mature lawn area, off-road parking for multiple cars, side aspect access to the rear featuring an outside tap and external plug socket.

### Entrance Hall

The entrance hall features a double-glazed UPVC door, clouded double-glazed windows to the front aspect, access to the first floor via the stairway with storage underneath & access to the downstairs WC.

### Wc

Featuring a clouded opaque window to the front aspect, low-level WC, wash hand basin, storage units and radiator.

### Lounge/Diner

23' 9" x 11' 10" ( 7.24m x 3.61m )  
Offering an open-plan layout, double-glazed windows to the front aspect, fitted carpets in good condition, multiple powerpoints and radiators & double-glazed partner doors leading to the conservatory.

### Conservatory

17' 5" x 7' 5" ( 5.31m x 2.26m )  
Comprising of double-glazed doors to the rear garden, double-aspect double-glazed windows surround, powerpoints and radiator.

### Kitchen

10' 11" x 8' 9" ( 3.33m x 2.67m )  
A matching & modern unit, featuring a double-glazed window to the rear, four-ring electric induction hob, extractor fan over the top, with eye-level cooker to the side, ample storage both low-level and above, single sink & drainer unit with mixer tap, as well as an integrated fridge freezer, washing machine/dryer, dishwasher and multiple powerpoints.

### Landing

Offering ample space, with access to the loft hatch above, powerpoints and a double-glazed window to the side aspect.

### Bedroom One

11' 11" x 11' 4" ( 3.63m x 3.45m )  
Uniquely offering all built in furniture such as a built in wardrobe, bedside tables and dressing table, double-glazed window to the front aspect, multiple powerpoints, radiator and fitted carpets in great condition throughout.

### Bedroom Two

12' 4" x 11' 9" ( 3.76m x 3.58m )  
Comprising of a double-glazed window to the rear aspect, offering great & far views, radiator, powerpoints and fitted matching carpets.

### Bedroom Three

9' x 7' 8" ( 2.74m x 2.34m )  
Featuring a double-glazed window to the rear aspect with similar views as the second, radiator, powerpoints and fitted carpet throughout.

### Shower Room

A matching & neutral suite, featuring of a double walk-in accessible shower with a rainfall shower head, wash hand basin with vanity unit above, low-level WC, towel rail, tiled walls, extractor fan and spotlight lighting.

### Rear Garden

The rear garden offers ample paved patio space, with access via to side to the front, and access via the double doors to the conservatory.

### Garage En-Bloc

A large garage unit en-bloc, perfect for storage & featuring an up and over door.



Total floor area 100.5 m<sup>2</sup> (1,082 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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## Camber Close, Bexhill-On-Sea

- GARAGE EN-BLOC
- THREE BEDROOMS
- END OF TERRACE
- CLOSE TO LOCAL AMENITIES
- 

Tenure: Freehold EPC Rating: C

**£325,000**



Please note the marker reflects the postcode not the actual property

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