



**Compton Close, Bexhill-On-Sea TN40 1TQ**



**welcome to**

**Compton Close, Bexhill-On-Sea**

Fox & Sons are delighted to showcase this THREE-BEDROOM DETACHED FAMILY HOME nestled in a quiet cul-de-sac, boasting a convenient location, three spacious bedrooms, L-shaped lounge leading to a large conservatory, both front & rear gardens, a driveway for multiple vehicles and NO ONWARD CHAIN!



### Front Garden

Easily maintainable front garden, offering both lawn, shrubbery and off-road parking for multiple vehicles.

### Entrance Porch

Featuring double-glazed sliding doors to access and an additional main door to the property.

### Entrance Hall

Comprising fitted carpet throughout, radiator, access to the lounge, kitchen, downstairs WC and stairway to the first floor.

### Lounge/Dining Room

20' 3" x 14' 4" ( 6.17m x 4.37m )

A generously sized & open plan L-shaped lounge/dining room, offering access to the conservatory via double-glazed sliding doors, powerpoints, double glazed window to the rear aspect with a mains gas radiator underneath, adjacent to an original kitchen serving hatch.

### Kitchen

11' 8" x 7' 11" ( 3.56m x 2.41m )

Fitted kitchen comprising a range of matching wall and base units both low-level and eye-level, a mix of countertops, incorporated stainless steel sink & drainer unit with mixer tap and double-glazed window above looking to the side aspect, electric cooker with extractor fan above, space for a fridge freezer, wall mounted gas boiler, powerpoints and access to the side of the property.

### Conservatory

12' x 9' 3" ( 3.66m x 2.82m )

A spacious & bright space offering a partial brick & double-glazed window surround structure, with an outlook and access to the rear garden, radiator and powerpoints.

### Garage

16' 5" x 6' 7" ( 5.00m x 2.01m )

Perfect for storage, access via an up & over door.

### Downstairs Wc

Featuring a low-level WC, wash hand basin with partly tiled walls and a frosted window to the front aspect.

### Bedroom One

11' x 10' 11" ( 3.35m x 3.33m )

A double bedroom, featuring double-glazed window to the front aspect with radiator below, additional built in storage to both side walls and powerpoints.

### Bedroom Two

12' 6" x 9' 10" ( 3.81m x 3.00m )

The second double bedroom with a double-glazed window to the rear aspect, powerpoints and radiator.

### Bedroom Three

9' 11" x 7' 5" ( 3.02m x 2.26m )

Another double bedroom offering a double-glazed window to the rear aspect, radiator and powerpoints.

### Shower Room

10' 6" x 5' 8" ( 3.20m x 1.73m )

A matching fitted suite comprising a double walk in shower tray with a wall mounted shower unit above, a smaller frosted window to the side aspect, low-level WC, pedestal wash hand basin, tiled walls, airing cupboard with hot water cylinder and a radiator.

### Rear Garden

Boasting of both paved patio and lawn area, side access along the property leading to the front garden and with a multitude of different bushes, plants and shrubbery surround.



Total floor area 108.3 m<sup>2</sup> ( 1,166 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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## Compton Close, Bexhill-On-Sea

- THREE-BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- GARAGE AND PRIVATE OFF-ROAD PARKING
- SPACIOUS ACCOMMODATION THROUGHOUT
- POTENTIAL RENOVATION PROJECT

Tenure: Freehold EPC Rating: D

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS112128 - 0005

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fox & sons



**01424 224243**



[BexhillonSea@fox-and-sons.co.uk](mailto:BexhillonSea@fox-and-sons.co.uk)



1 Devonshire Square, BEXHILL-ON-SEA, East Sussex, TN40 1AB



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