





welcome to

Norfolk Close, BEXHILL-ON-SEA

Fox & Sons are delighted to showcase this beautiful, unique SEMI-DETACHED TWO-BEDROOM HOUSE benefiting from unbelievable woodland views, two double bedrooms, generously-sized lounge diner, modern bathroom with an additional garden room, storage facility and workshop!













Front Garden

Offering off-road parking, front access to garage, mature shrubbery & various bushes.

Ground Floor

Entrance Hall

Leading to the lounge, cloakroom WC and stairway to the first-floor.

Lounge

25' 11" x 15' 5" (7.90m x 4.70m)

A considerable sized lounge space benefiting from gorgeous far-reaching woodland views, double-aspect double-glazed windows to the rear aspect, TV point, radiators, powerpoints and a centre gas fire point.

Kitchen

9' 8" x 8' 11" (2.95m x 2.72m)

Featuring a double-glazed window to the front aspect, a range of matching wall & base units, incorporated single sink & drainer unit with mixer tap, gas point cooker with extractor fan above, ample worksurfaces and storage, tiled walls, powerpoints and huge scope for improvement.

Cloakroom

Low-level WC and pedestal wash hand basin.

Garage

15' 11" x 8' 5" (4.85m x 2.57m)

Boasting power, lighting and ample space for storage.

First Floor

Bedroom One

16' 3" x 8' 11" (4.95m x 2.72m)

The first double bedroom featuring double-glazed windows to the front aspect, radiator, powerpoints and large eaves storage space.

Bedroom Two

16' 4" x 8' (4.98m x 2.44m)

The second double bedroom featuring a doubleglazed window to the front aspect, radiator, powerpoints and extensive eaves storage space - a perfect space for a third bedroom! (STPP)

Bathroom

7' 10" x 5' 8" (2.39m x 1.73m)

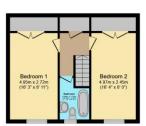
A matching, modern & neutral white suite comprising a low-level WC, pannelled bath tub with shower panel above, pedestal wash hand basin, tiled walls, radiator and a double-glazed frosted window to the front-aspect.

Lower Floor

The lower floor offers endless possibilities including the potential for two extra bedrooms and plumbing for an additional bathroom. An already rare addition to the property offering a garden room, utility and workshop but also allowing for endless opportunity! (STPP)







Ground Floor

First Floor

Utility

11' 7" x 11' 3" (3.53m x 3.43m)

Benefiting from space & plumbing for washing machine and tumble dryer, double-glazed windows to the rear aspect, powerpoints as well as two huge storage facilities, a perfect space for renovation or a workshop.

Reception Room

12' x 11' 7" (3.66m x 3.53m)

Another spacious room which can be used for different agendas such as storage, garden room, dining area and so on. Comprising a double-glazed door leading to the rear garden, double-glazed window adjacent and powerpoints.

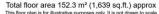
Storage

13' 4" x 9' (4.06m x 2.74m)

Having been used as a workshop for many years, this particular room tends itself to many uses, benefiting from powerpoints and ample storage space.

Rear Garden

Currently offering both paved patio & lawn, this generously-sized rear garden offers outstanding peaceful views of woodlands and fields, multiple tiered level plant beds, green house/garden shed, mature shrubbery and panelled fencing surround. The potential scope for the garden is un-matched, with the opportunity for extension of the lower ground level or even patio area from the ground floor lounge! (STPP)



Lower Ground Floor

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.focalaente.com





welcome to

Norfolk Close, BEXHILL-ON-SEA

- UNIQUE SEMI-DETACHED SPLIT-LEVEL HOUSE
- ORIGINAL CHARACTER FEATURES
- TWO DOUBLE BEDROOMS
- FAR-REACHING WOODLAND VIEWS
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

offers in excess of

£280,000







The Collective Garden

Norfolk C/

Preston Rd

Preston Rd

Cumberland Rd

Claremont Rd

Claremont Rd

Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: BOS112208 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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