



**Angela Close, Bexhill-On-Sea TN40 2RH**

**welcome to**

**Angela Close, Bexhill-On-Sea**

Fox & Sons are delighted to present to the market this SEMI-DETACHED THREE BEDROOM ideal family home nestled in a quiet Cul-De-Sac in Pebsham, briefly consisting of a large family lounge / diner, separate kitchen, three considerable-sized bedrooms, garage and a SOUTH-FACING garden! View today!



### Entrance Porch / Hall

Featuring a double-glazed windows to the side aspect, radiator, stairs to the landing and a door to the front entrance.

### Lounge / Dining Area

22' 9" x 15' 4" ( 6.93m x 4.67m )

A generously-sized lounge & dining area which comprises a gas feature fireplace, wall lights, under stairs storage cupboard, TV point, telephone point, radiator and a double-glazed window to the front and rear aspects as well as a double-glazed door leading to the rear garden patio.

### Kitchen

9' 4" x 8' ( 2.84m x 2.44m )

A fitted, tiled kitchen featuring a range of matching wall and base units with work surfaces, a 1 1/2 bowl sink & drainer unit, gas oven and gas hob with an extractor hood above, space and plumbing for a washing machine, space for an under counter fridge, door to the side passage and a double-glazed window to the rear aspect.

### Bedroom One

12' 9" x 11' 6" ( 3.89m x 3.51m )

Benefiting from large fitted wardrobes, a telephone point, TV point, radiator and a double-glazed window to the front aspect.

### Bedroom Two

9' 7" x 9' 4" ( 2.92m x 2.84m )

Consisting of a TV point, radiator and double-glazed windows to the rear aspect offering far reaching sea views.

### Bedroom Three

8' x 7' 5" ( 2.44m x 2.26m )

Featuring a telephone point, radiator and double-glazed windows to both the front and side aspects.

### Bathroom

8' 6" x 5' 5" ( 2.59m x 1.65m )

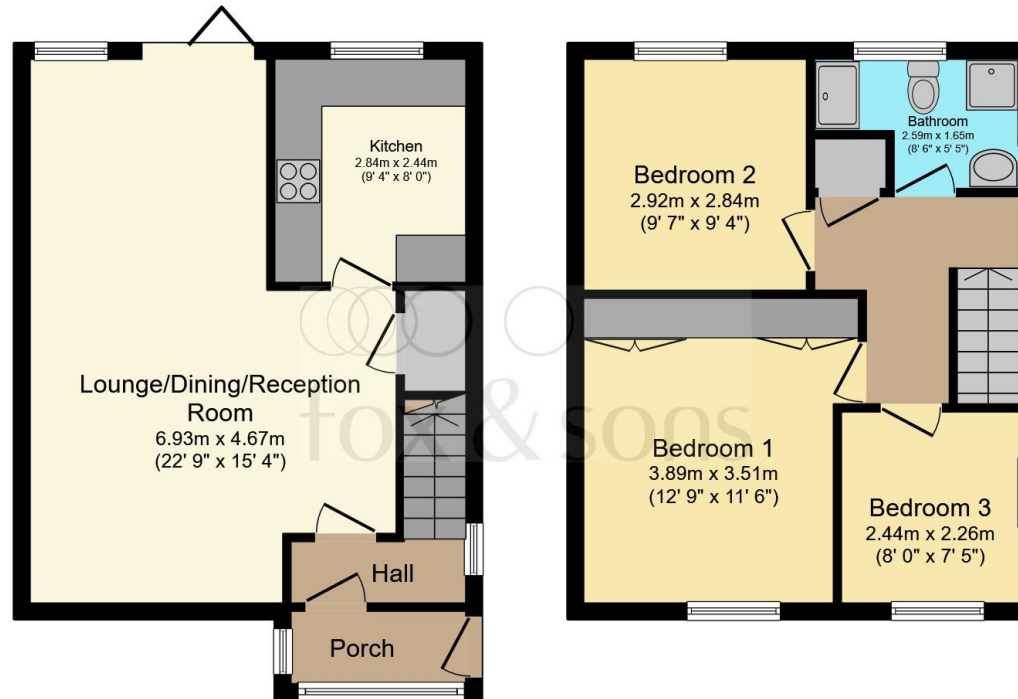
A fully tiled suite benefiting from both a pannelled bath and separate single walk-in shower, low-level WC, extractor fan, wall mounted wash hand basin with vanity unit above, heated towel rail and frosted double-glazed windows to both the rear and side aspects.

### Rear Garden

A gorgeous, South-facing tiered garden boasting a large paved patio area to the front with a brick-built pond & wooden canopy, concreted steps leading down to an area of lawn, further steps to the third-tier which offers more area laid to lawn and a summer house.

### Garage

With light, power and an up & over door.



Ground Floor

First Floor

Total floor area 79.4 m<sup>2</sup> (855 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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## Angela Close, Bexhill-On-Sea

- THREE BEDROOM SEMI-DETACHED HOUSE
- NO CHAIN
- SPACIOUS ACCOMMODATION THROUGHOUT
- OFF ROAD PARKING
- IDEAL FIRST / FAMILY HOME

Tenure: Freehold EPC Rating: D

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS110773 - 0008

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