



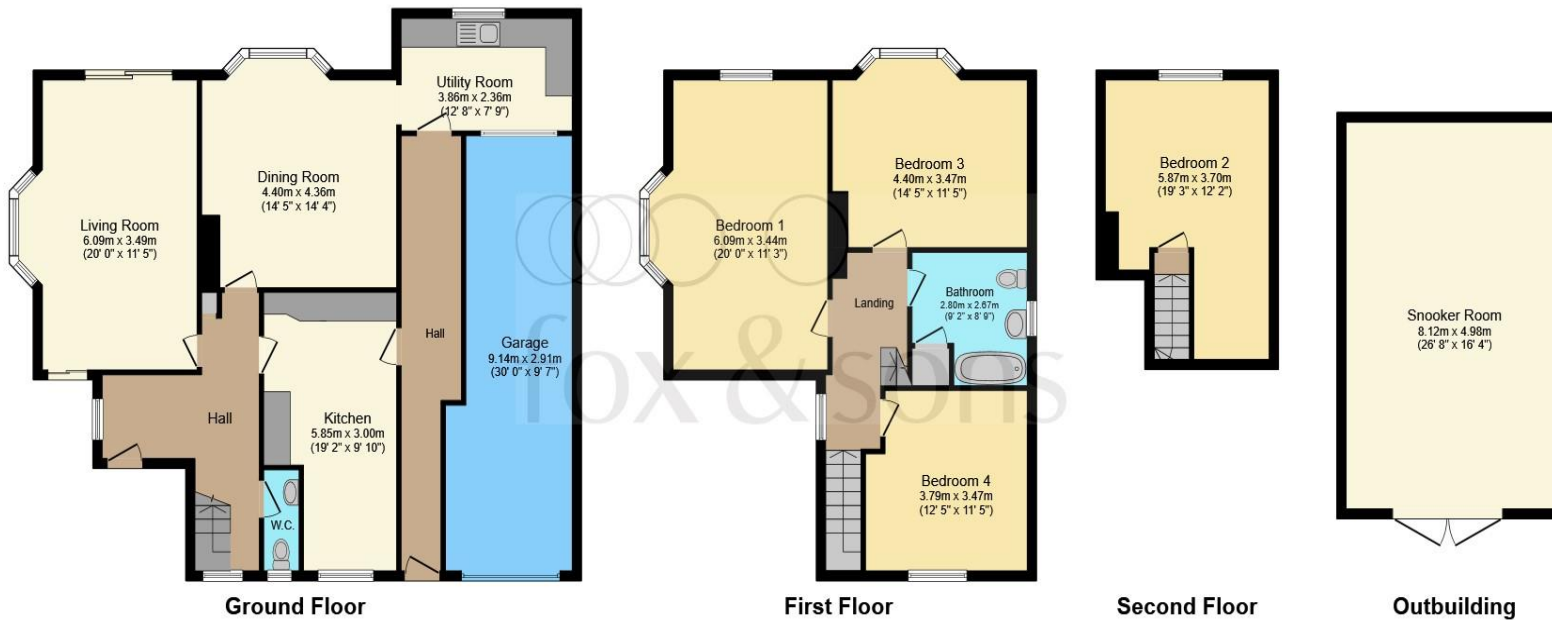
**Old Manor Close, Bexhill-On-Sea TN40 1SL**

**welcome to**

## **Old Manor Close, Bexhill-On-Sea**

Set on an elevated plot in a particularly sought after location just half a mile from Bexhill train station is this superb FOUR BEDROOM DETACHED FAMILY HOME, offering exciting scope to improve and available with no onward chain. There are additional out of the ordinary selling points with the proper





Total floor area 248.6 m<sup>2</sup> (2,676 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)

## Entrance Hall

## Kitchen

19' 2" x 9' 10" ( 5.84m x 3.00m )

## Living Room

20' x 11' 5" ( 6.10m x 3.48m )

## Dining Room

14' 4" x 14' 5" ( 4.37m x 4.39m )

## Utility Room

7' 9" x 12' 8" ( 2.36m x 3.86m )

## W C

## Bedroom One

20' x 11' 3" ( 6.10m x 3.43m )

## Bedroom Two

11' 5" x 12' 5" ( 3.48m x 3.78m )

## Bedroom Three

11' 5" x 14' 5" ( 3.48m x 4.39m )

## Bathroom

## Bedroom Four

19' 3" max x 12' 2" ( 5.87m max x 3.71m )

## Snooker Room

26' 8" x 16' 4" ( 8.13m x 4.98m )

## Garage

30' x 9' 7" ( 9.14m x 2.92m )

## Outside

**welcome to**

## **Old Manor Close, Bexhill-On-Sea**

- Four Bedrooms
- No Onward Chain
- Two Reception Rooms
- Snooker Room
- Swimming Pool

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

**£675,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BOS111657 - 0002

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