

Abbott & Abbott

Estate Agents, Valuers and Lettings



22 Glyne Ascent, Bexhill-on-Sea, TN40 2NX

Asking Price £575,000





22 Glyne Ascent

Bexhill-on-Sea, TN40 2NX

- Delightful detached house of character in road of individual property
- Two good reception rooms
- Superb kitchen with integrated appliances and attractive units
- Pretty gardens
- Internal inspection highly recommended
- Four good size bedrooms - main bedroom with en suite shower
- Spacious entrance hall
- Sun room overlooking rear garden
- Close to local shops and buses, plus Ravenside shopping complex and beach at Glyne Gap

Abbott & Abbott Estate Agents offer for sale this delightful detached house of character, offering bright and spacious family-size accommodation and situated in a lovely road of individual properties, just a few hundred yards from the Ravenside shopping complex and Bexhill College. Built around 1925, the property provides four good size bedrooms - the main bedroom with bay window and en suite shower and a further bedroom with a wide vista of the sea, two good reception rooms - both with fireplaces and wood flooring, a sun room overlooking the garden, a spacious entrance hall, and a contemporary bathroom. A particular feature is the excellent kitchen - of a good size, with integrated appliances and attractive units with quartz surfaces. Outside, there is a garage and pretty gardens to the front and rear.

The property is well situated, close to local buses in Hastings Road and De la Warr Road and within easy reach of the beach at Glyne Gap. The town centre is just under a mile distant.



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Enclosed Entrance Porch

Spacious Entrance Hall 15'1 x 12'6 (4.60m x 3.81m)

Sitting Room

17'9 plus bay window x 14'1 (5.41m plus bay window x 4.29m)

Dining Room 15'1 x 11'10 (4.60m x 3.61m)

L-Shaped Sun Room

14'5 max x 10'10 max (4.39m max x 3.30m max)

Kitchen/Breakfast Room 14'1 x 12'10 (4.29m x 3.91m)

Rear Lobby

Cloakroom

First Floor Landing

Bedroom One

13'9 x 10'6 into bay window (4.19m x 3.20m into bay window)



En Suite Shower

Bedroom Two 14'1 x 12'10 (4.29m x 3.91m)

Bedroom Three 14'1 x 8'6 (4.29m x 2.59m)

Bedroom Four 10'10 x 6'11 (3.30m x 2.11m)

Bath/Shower Room

Separate WC

Garage 18'4 x 10'2 (5.59m x 3.10m)

Pretty Gardens

Council Tax Band - E (Rother District Council)

EPC Rating - D





Floor Plans



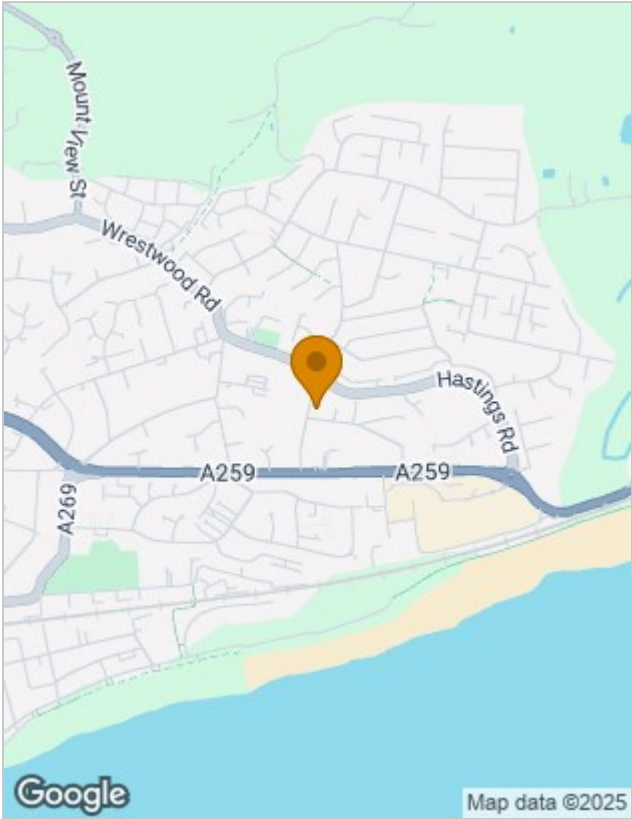
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

