

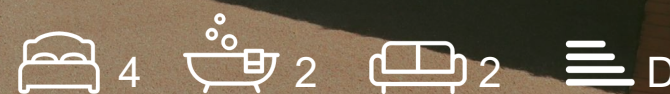
Abbott & Abbott

Estate Agents, Valuers and Lettings



8 Birkdale, Bexhill-on-Sea, TN39 3TR

Offers In Excess Of £675,000





8 Birkdale

Bexhill-on-Sea, TN39 3TR

- Two large reception rooms - including a 17'9 x 14'1 lounge
- Exceptionally spacious detached house in much favoured road in West Bexhill
- Extensively improved in recent times to provide light and well-presented accommodation.
- Integral double garage
- On a bus route, with stops immediately adjacent.
- Double glazed conservatory overlooking the rear garden
- Kitchen with range of integrated appliances, complimented by a utility room
- Four double bedrooms - with en suite shower to main bedroom.
- First floor office/study
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this exceptionally spacious detached house, offering ideal family-size accommodation and situated in a much favoured road in West Bexhill, with bus stops immediately adjacent. Built in the 1960's by local builders, R A Larkin, the property has recently been extensively improved and offers bright, well-presented and well-planned accommodation which provides four double bedrooms - the main bedroom with en suite shower room, two reception rooms including a lovely 17'9 x 14'1 lounge, a kitchen with a range of integrated appliances - complimented by a utility room, plus a double glazed conservatory, cloakroom, bathroom and a first floor office. Outside, the property is partially screened from the road and features off-road parking for several vehicles, an integral double garage and, to the rear, a very pretty and secluded garden. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.



Offers In Excess Of £675,000



Enclosed Entrance Porch

Good Size L-Shaped Entrance Hall

Cloakroom

Lounge

Dining Room

uPVC Double Glazed Conservatory

Kitchen

Utility Room

First Floor Landing

Bedroom One

En Suite Shower Room

Bedroom Two

Bedroom Three

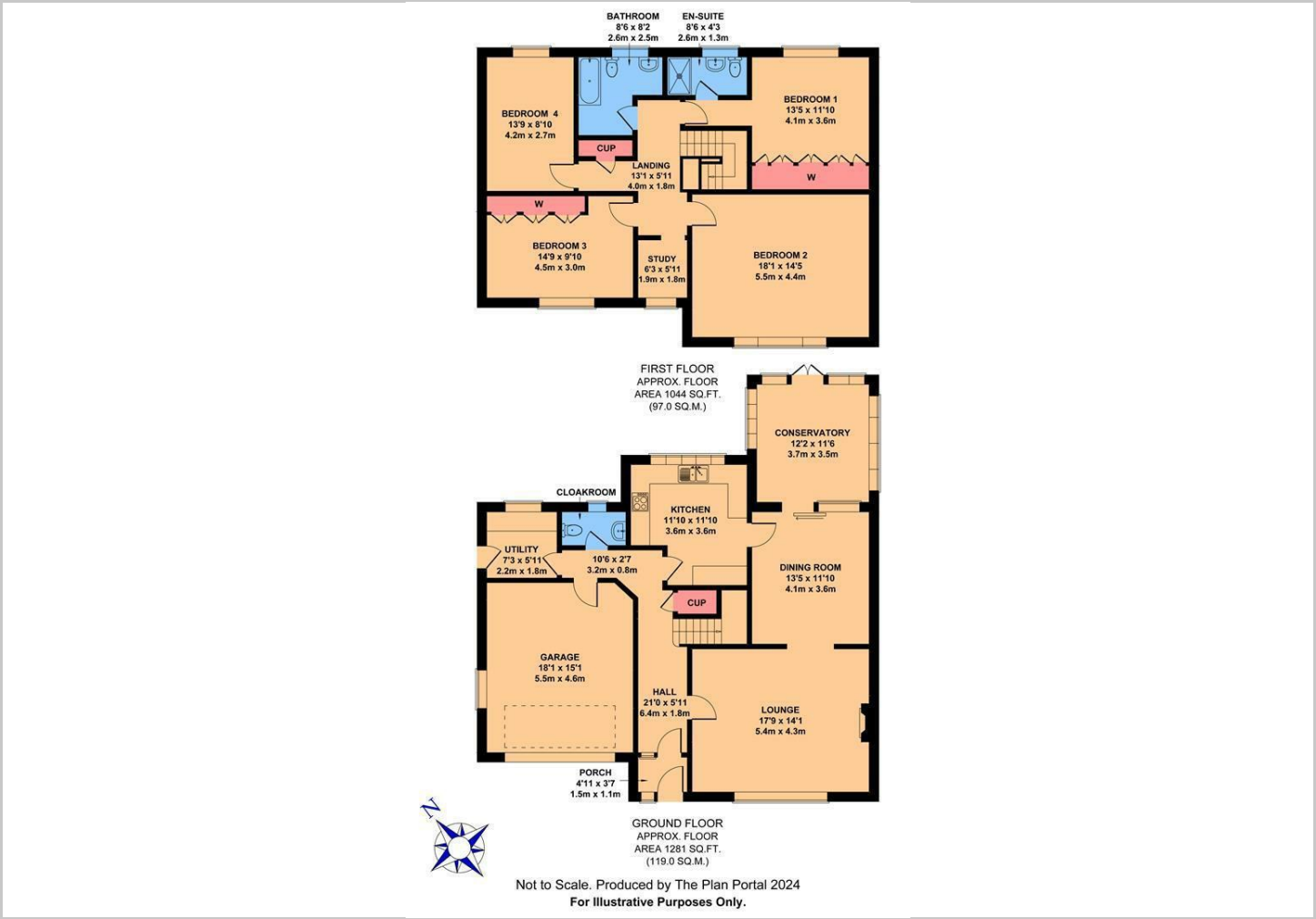


Bedroom Four
Study/Office
Bathroom
Outside
Integral Double Garage
Gardens
Council Tax Band
EPC Rating
Full Description





Floor Plans



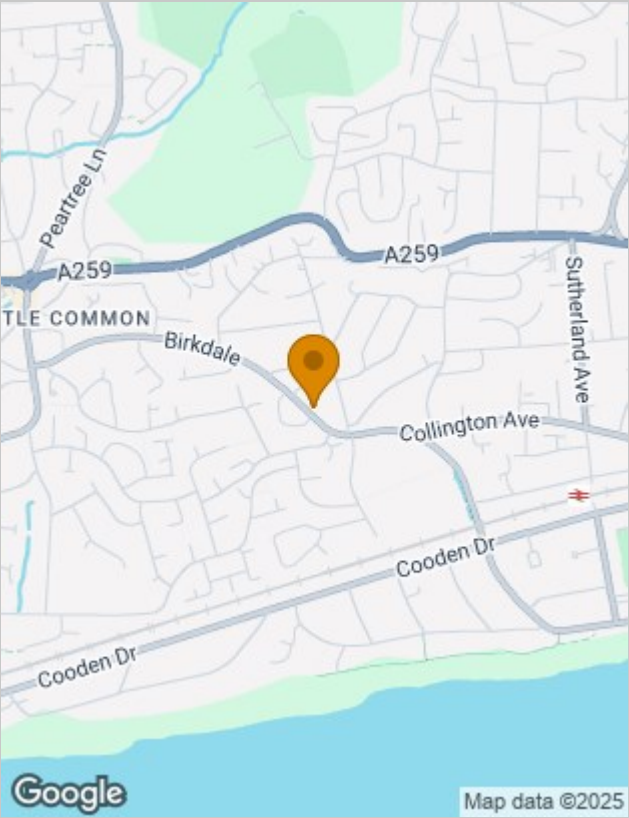
Viewing

Please contact our Sales Office on sales@abbottandabbot 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.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH
Tel: sales@abbottandabbot Email: 01424 212233

Location Map



Energy Performance Graph

