

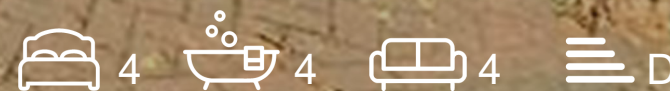
Abbott & Abbott

Estate Agents, Valuers and Lettings



22 Meads Road, Bexhill-on-Sea, TN39 4SY

Offers In Excess Of £825,000





22 Meads Road

Bexhill-on-Sea, TN39 4SY

- Highly spacious and individual detached house
- Four bedrooms - two with en suites
- Excellent 23'x 14' kitchen/breakfast room complimented by utility room
- Good size west rear garden
- Highly recommended
- Only few hundred yards from local shops
- Four reception rooms - including superb family room with bi-fold access to raised terrace and rear garden
- Ground floor cloaks/shower room
- Much favoured road of individual property

Abbott and Abbott Estate Agents are delighted to present this highly spacious and beautifully presented detached house, situated in a lovely road of individual property, only a few hundred yards from Little Common shops and services. Built in the 1980's, and extended in more recent years, the property offers versatile, family-size accommodation which includes four bedrooms - two with en suite facilities, four reception rooms - including a large sitting room and a superb and recently constructed west-facing family room, with fitted wood burner, opening via bi-fold doors onto a large, raised terrace overlooking the rear garden. There is also a superb 23' x 14'8 kitchen/breakfast room, complimented by a recently refitted utility room. A ground floor cloaks/shower room, coupled with the snug, gives the ability to provide a ground floor 'suite'. Outside, there is parking for several vehicles, a single garage and a private rear garden with a westerly aspect. Gas central heating is installed and there are double glazed windows and exterior doors.

As well as being well placed for Little Common, the property is less than a mile from Cooden Beach railway station, golf course and seafront, and only two miles from Bexhill town centre.



Spacious Entrance Hall

16'4 x 10' plus recess (4.98m x 3.05m plus recess)

Good Size Sitting Room

21'2 x 14'2 (6.45m x 4.32m)

Superb Family Room

21'9 x 12' (6.63m x 3.66m)

Large Raised Terrace

26'9 x 11'6 (8.15m x 3.51m)

Large Kitchen/Breakfast Room

23' x 14'8 (7.01m x 4.47m)

Utility Room

Study

9'9 x 9'9 (2.97m x 2.97m)

Snug

11'4 x 7'10 (3.45m x 2.39m)

Cloaks/Shower Room

Large First Floor Landing

Bedroom One

18'9 x 12'10 (5.72m x 3.91m)

Large En Suite Shower Room

8'5 x 8' (2.57m x 2.44m)

Offers In Excess Of £825,000

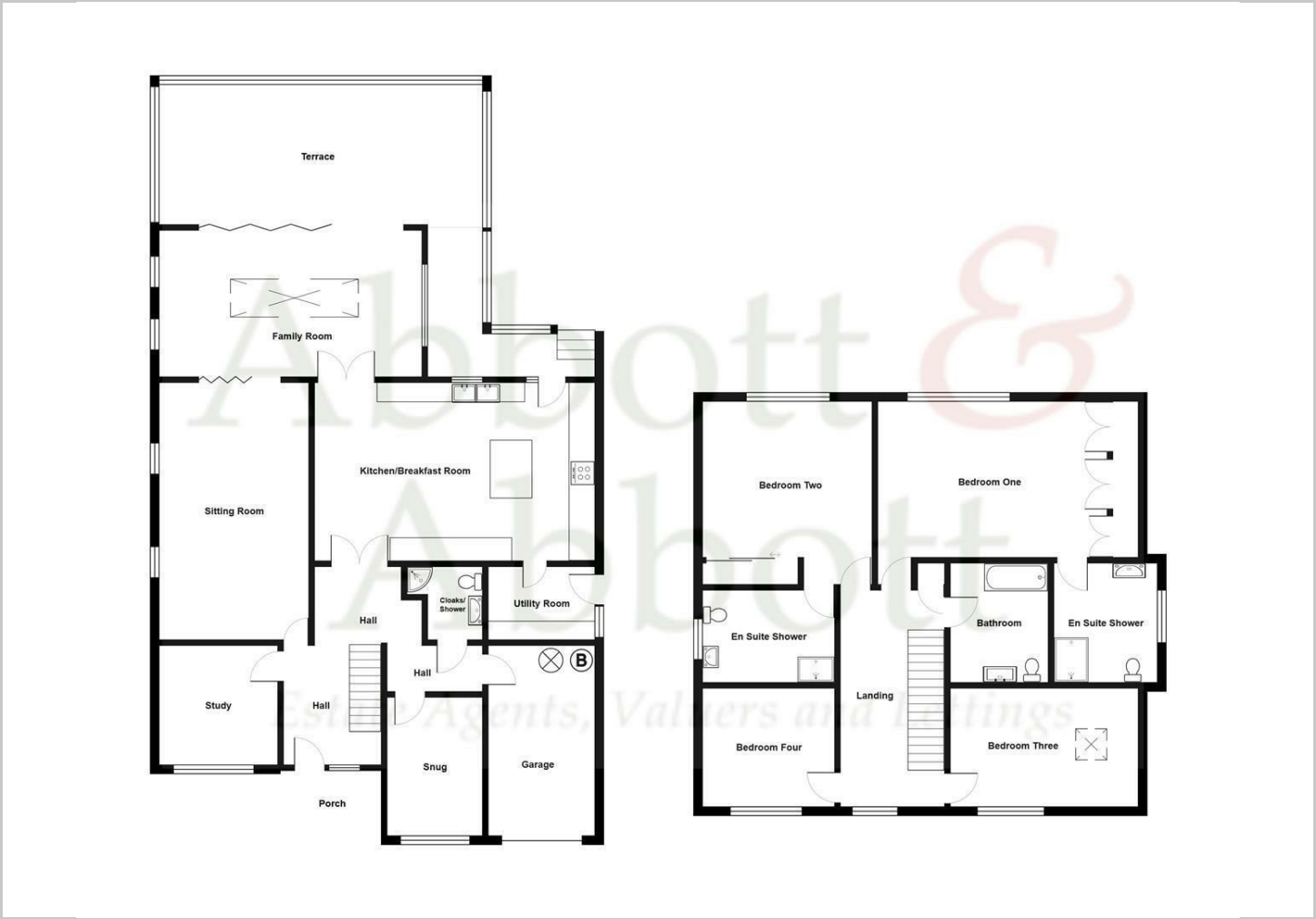


Bedroom Two 15' x 14' (4.57m x 4.27m)
Good Size En Suite Shower 10'9 x 5'10 (3.28m x 1.78m)
Bedroom Three 17' max x 9'7 (5.18m max x 2.92m)
Bedroom Four 10'10 x 9'9 (3.30m x 2.97m)
Attractive Bathroom
Outside
Integral Garage 15'7 x 8'9 max (4.75m x 2.67m max)
Private Gardens





Floor Plans

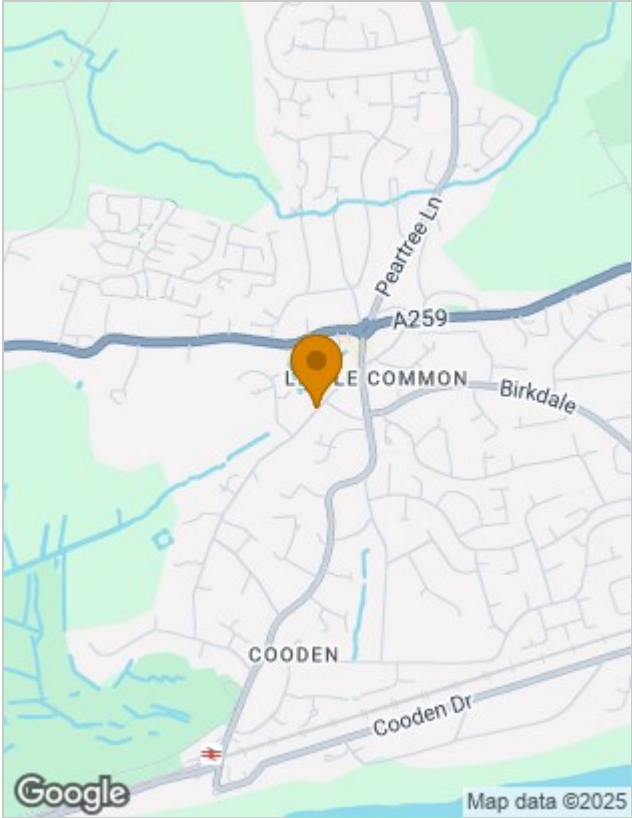


Viewing

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.

Location Map



Energy Performance Graph

