

# Abbott & Abbott

Estate Agents, Valuers and Lettings



Colebrooke Road, Bexhill on Sea

Asking Price £379,500









# 48 Colebrooke Road

Bexhill on Sea, TN39 3PY

- Excellent 1930's semi detached house in favoured, tree-lined road
- Two good size reception rooms
- Cloakroom
- Gas central heating and uPVC double glazing
- Recommended
- Three bedrooms
- Kitchen complimented by utility porch
- Pleasant gardens
- Convenient for local shops, buses and Collington railway station

Abbott & Abbott Estate Agents offer for sale this charming 1930's semi-detached house, situated in a lovely, tree-lined road of individual properties in West Bexhill, only yards from a parade of local shops and within easy reach of local schools, the seafront and the town centre. The property provides well-proportioned accommodation which includes three bedrooms, two reception rooms - including a lounge with bay window and dining room opening directly onto the rear garden, an attractive kitchen, cloakroom with WC and bathroom with a further WC. Outside, there are pretty gardens. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed for shops and buses in nearby Collington Avenue, and is within easy reach of Collington Halt railway station and the seafront at West Parade, via a footpath from nearby Terminus Road. The town centre is just under a mile distant.



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## Entrance Hall

## Cloakroom

## Lounge

13'5 x 12' plus bay window (4.09m x 3.66m plus bay window)

## Dining Room

12'3 plus bay window x 10'7 plus recess (3.73m plus bay window x 3.23m plus recess)

## Kitchen

10'7 x 8'10 (3.23m x 2.69m)

## Utility Porch

## First Floor Landing

## Bedroom One

13'8 max x 12' plus bay window (4.17m max x 3.66m plus bay window)





### **Bedroom Two**

14' x 10' plus door recess (4.27m x 3.05m plus door recess)

### **Bedroom Three**

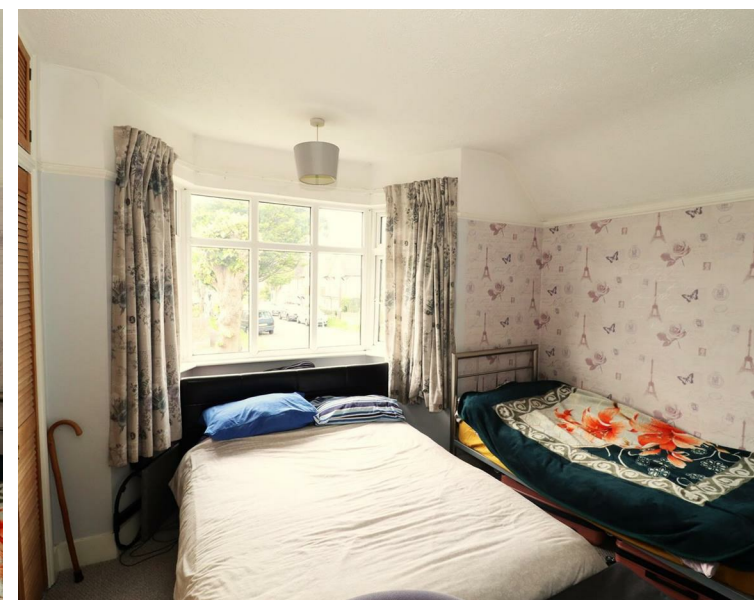
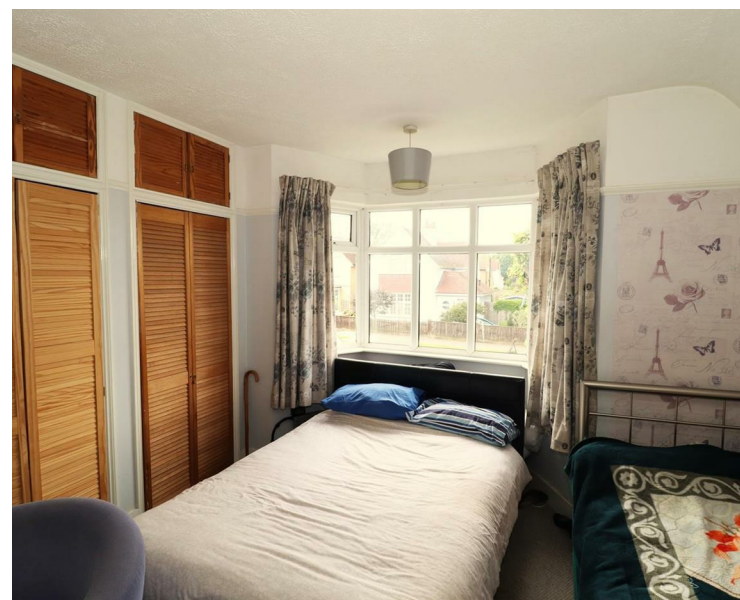
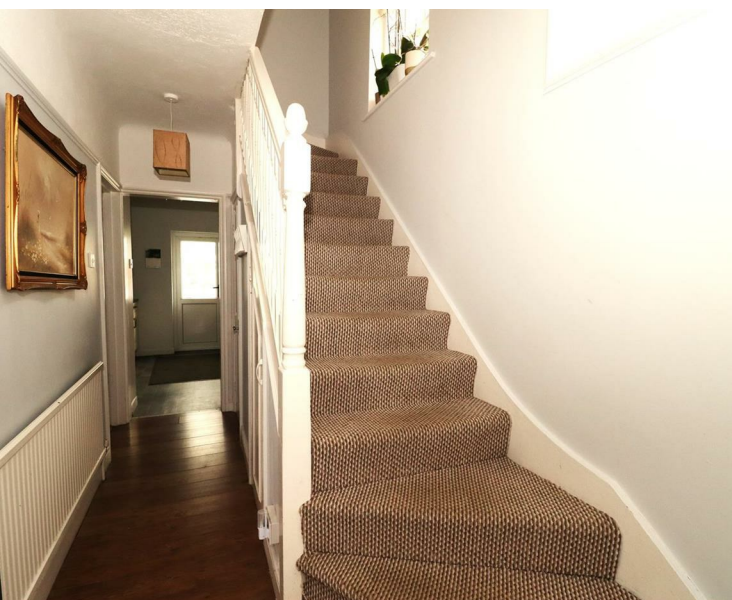
10'8 x 9'8 (3.25m x 2.95m)

### **Bathroom**

### **Gardens**

**Council Tax Band - C (Rother District Council)**

**EPC Rating - C**









Floor Plans



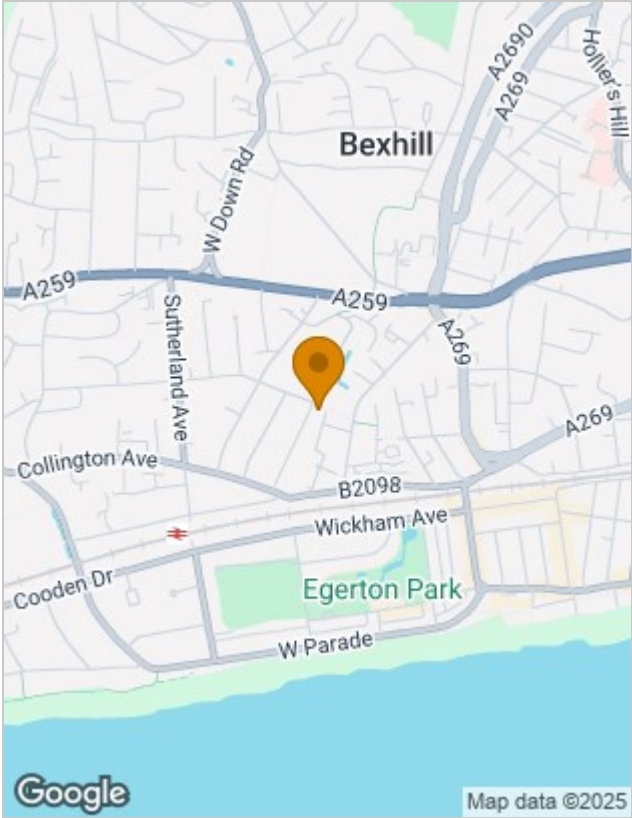
Viewing

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

