



22 Glebe Close

Little Common, Bexhill, TN39 3UY

Asking Price £365,000



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# 22 Glebe Close

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this modern semi-detached (end terrace) house, situated in a quiet cul-de-sac off Ashcombe Drive, within very easy reach of Little Common shops and services. Built around 1980, the property provides well proportioned accommodation which includes three bedrooms, a good size lounge/dining room overlooking the rear garden, kitchen with integrated appliances and a contemporary shower room. Outside, there are easily maintained gardens and an integral garage. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed, just a few hundred yards from Little Common shops and services, including doctor's surgery, well regarded primary school and buses. Cooden Beach railway station, golf course and seafront are just over half a mile, with Bexhill town centre about two miles.

- Excellent Semi-detached house in quiet cul-de-sac near Little Common shops
- Good size lounge/dining room
- Contemporary shower room
- Integral garage
- Three bedrooms
- Kitchen with built-in oven & hob
- Easily maintained gardens
- No onward chain

Enclosed Entrance Porch  
uPVC double glazed door to:

Entrance Hall  
Stairs to first floor, built-in storage cupboard, radiator. Personal door to garage.

Cloakroom  
Tiled walls, tiled flooring and suite comprising WC and small vanity unit with mixer tap and cupboard below. Radiator.

Lounge/Dining Room  
19'8 max x 13'9 max  
A good size L-shaped room overlooking the rear garden. Television point, telephone point, radiators. uPVC double glazed double doors onto the rear garden.

Kitchen  
9'10 x 7'10  
Equipped with a range of wood-fronted base storage units comprising cupboards, drawers and work surfaces plus matching wall-mounted storage cupboards. Inset sink with mixer tap and drainer, tiled splashbacks, electric double oven, gas hob with extractor hood, plumbing for washing machine, integrated fridge & freezer units, telephone point.

First Floor Landing  
Trap access to loft space. Airing cupboard housing insulated hot water tank

Bedroom One  
13'9 x 10'10  
Range of fitted wardrobes, plus fitted dressing table with drawers. Outlook over rear garden, radiator.

Bedroom Two  
13'1 x 10'6  
Range of built-in wardrobes to one wall, radiator.

Bedroom Three  
10'10 x 8'6  
Radiator

Shower Room  
Tiled walls and a white contemporary suite comprising walk-in shower cubicle with glazed screen and plumbed shower unit, vanity unit with inset wash basin with mixer tap and cupboard below, and WC. Chrome heated towel rail.

Outside  
Brick paved driveway, providing off-road parking for up to two cars, leading to:

Integral Garage  
17'5 x 8'2  
Electric up & over door, light, power. Ideal wall-mounted gas-fired boiler, fitted storage cupboards. Personal door to entrance hall.

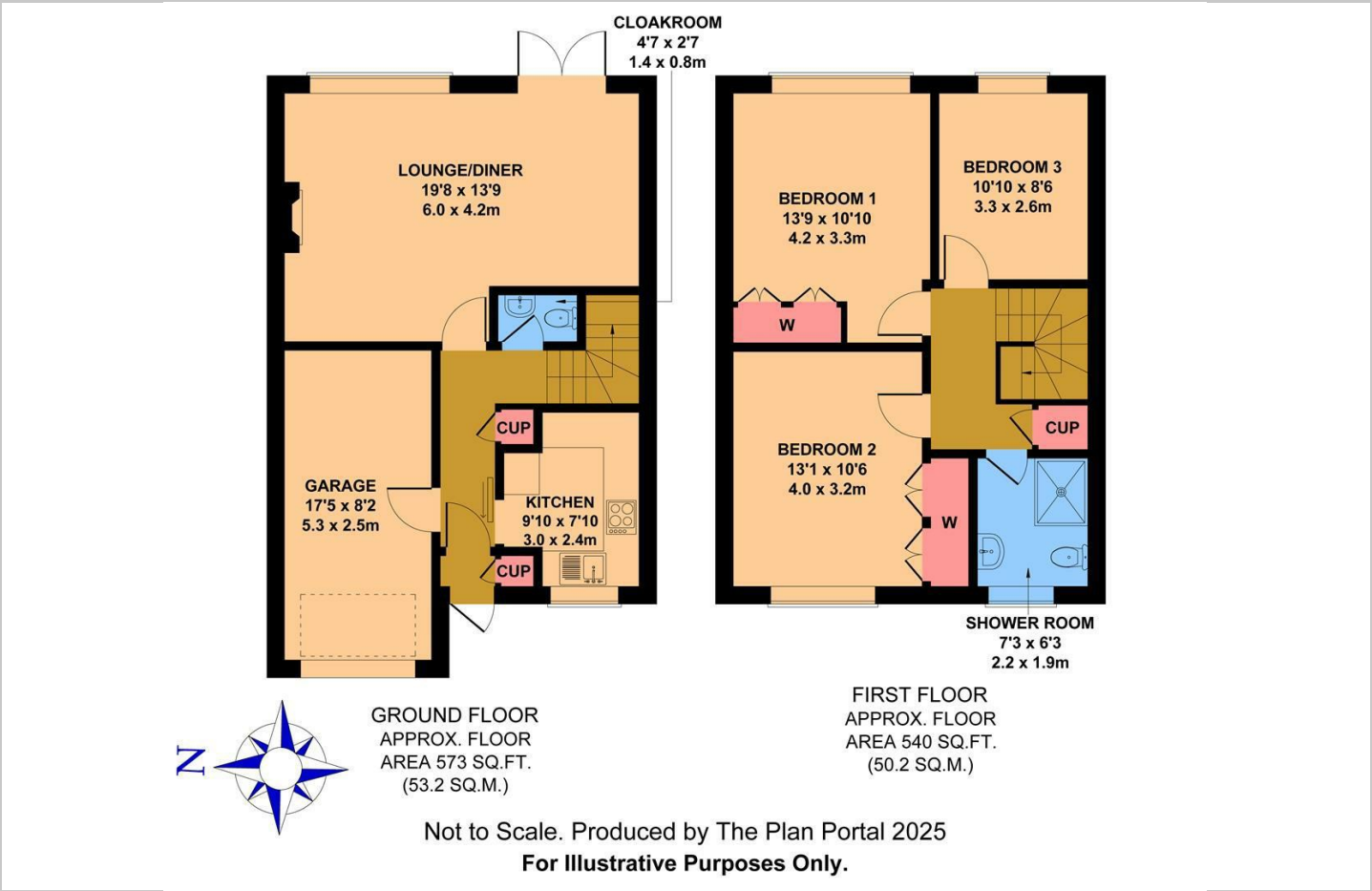




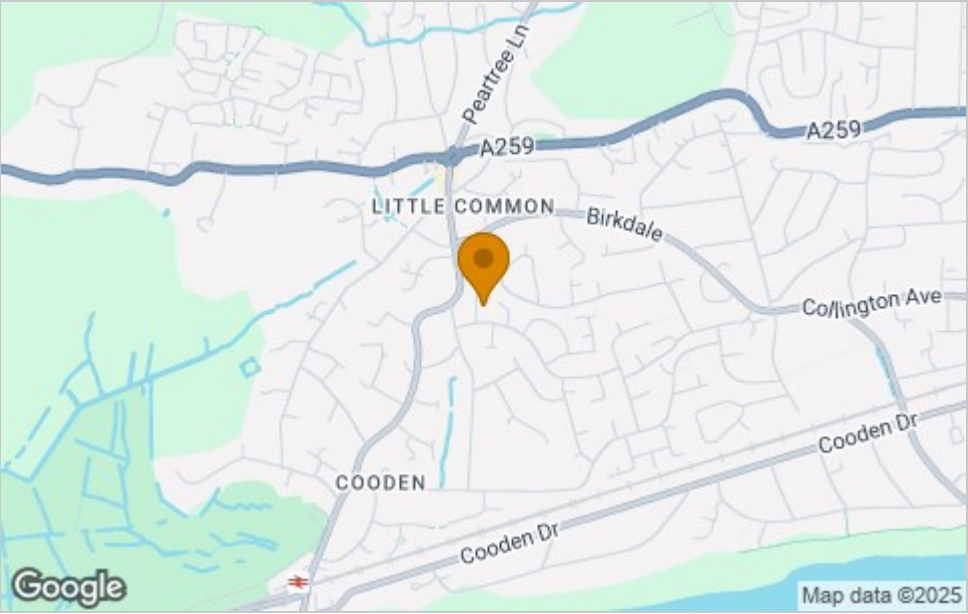




Floor Plan



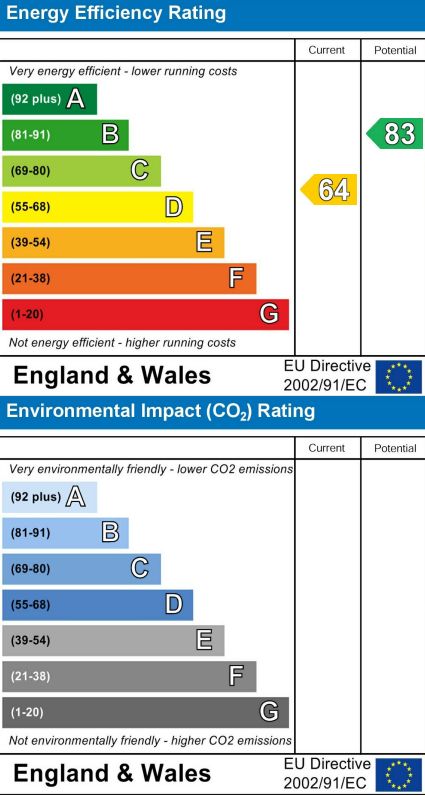
Area Map



Viewing

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

Energy Efficiency Graph



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