

# Abbott & Abbott

Estate Agents, Valuers and Lettings



15 Portfield Close, Bexhill-On-Sea, TN40 2ER

£425,000









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# 15 Portfield Close

Bexhill-On-Sea, TN40 2ER

- Excellent detached house in quiet cul-de-sac with family-size accommodation
- Two reception rooms including an 18'8 living room
- Large integral garage
- Gas central heating and double glazing
- No onward chain
- Four bedrooms - with large en suite shower room to main bedroom
- Kitchen with oven & hob
- Secluded rear garden with southerly aspect
- Some updating required

Abbott and Abbott Estate Agents offer for sale, with no onward chain, this excellent detached house, offering family-size accommodation and situated in a quiet cul-de-sac to the rear of the Old Town. Built in the 1980's by local builders, Freshfield Properties, the property is now in need of some updating, but has well-planned accommodation which includes four bedrooms - with an en suite bathroom to the main bedroom, two reception rooms including a good size lounge and a separate dining room, both overlooking the rear garden, kitchen with oven & hob, cloakroom, and a further bathroom. There is a large integral garage and, outside, a private, well-stocked rear garden with a southerly aspect. Gas fired central heating is installed and there are double glazed windows.

The property is well placed for Bexhill College and has easy access to the Bexhill - Hastings link road. The town centre and seafront are just over a mile distant and the local community bus stops at the end of the road.



## L-Shaped Entrance Hall

### Cloakroom

**Living Room** 18'6 x 11'2 (5.64m x 3.40m)

**Dining Room** 10'6 x 8'10 (3.20m x 2.69m)

**Kitchen** 10'10 x 8'9 (3.30m x 2.67m)

### First Floor Landing

**Bedroom One** 11'6 x 11'2 (3.51m x 3.40m)

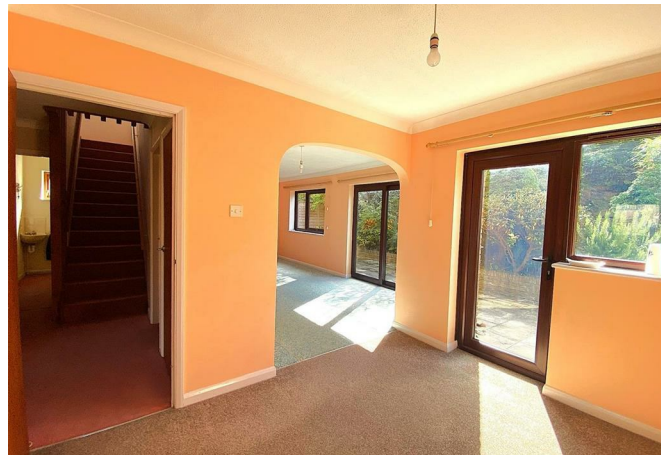
**En Suite Bathroom** 11'3 x 4'9 (3.43m x 1.45m)

**Bedroom Two** 12'8 x 11' (3.86m x 3.35m)

**Bedroom Three** 10'8 x 10'5 (3.25m x 3.18m)

**Bedroom Four** 7'10 x 7'8 (2.39m x 2.34m)

### Bathroom





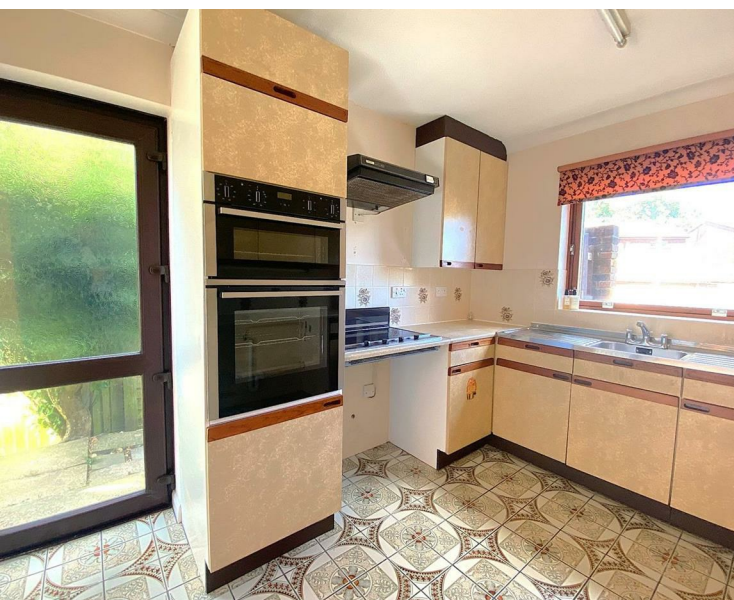


**Large Integral Garage**  
15'10 x 15' wide (4.83m x 4.57m wide)

**Mature Gardens**

**Council Tax Band: E (Rother District Council)**

**EPC Rating: D**

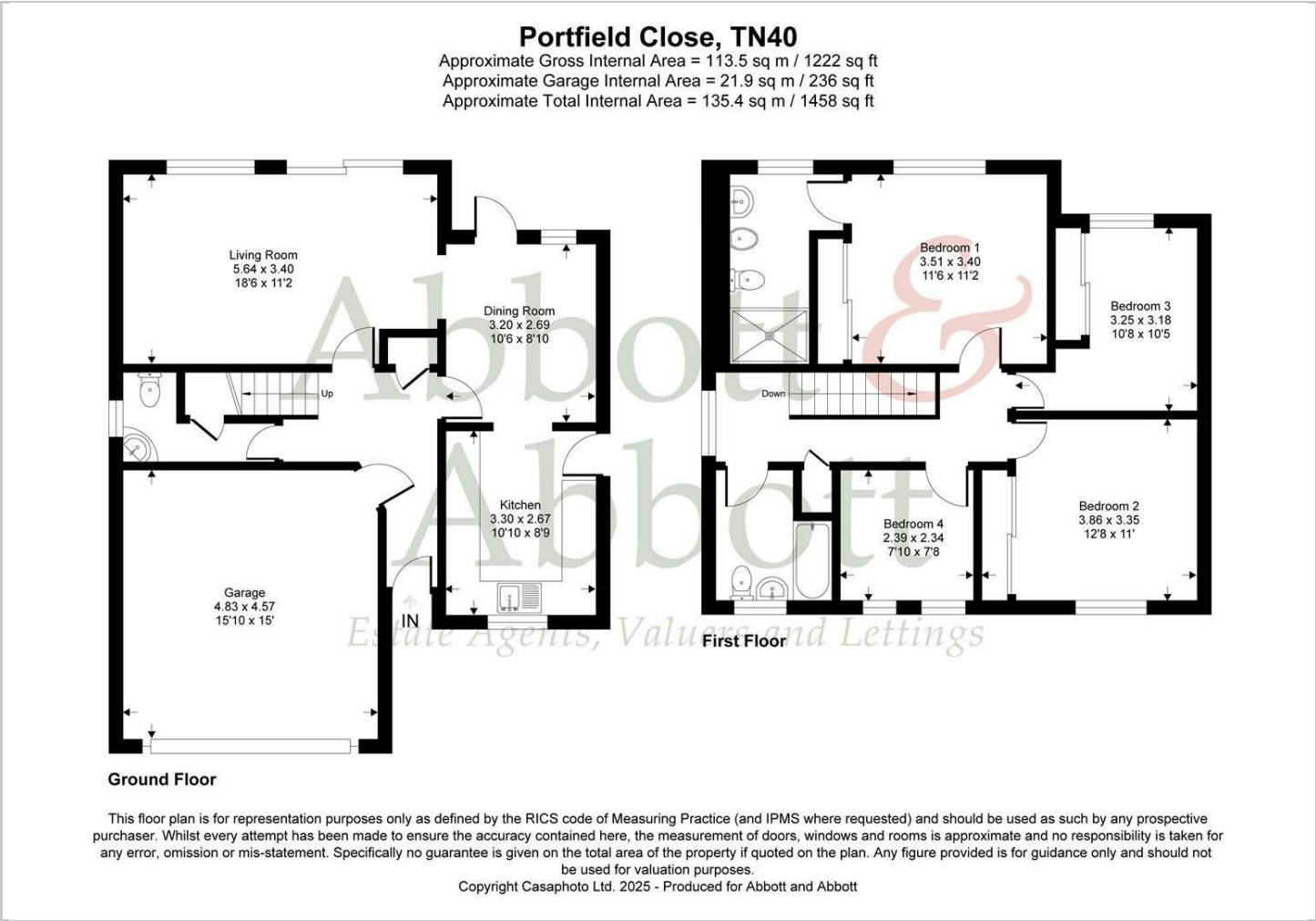








Floor Plans

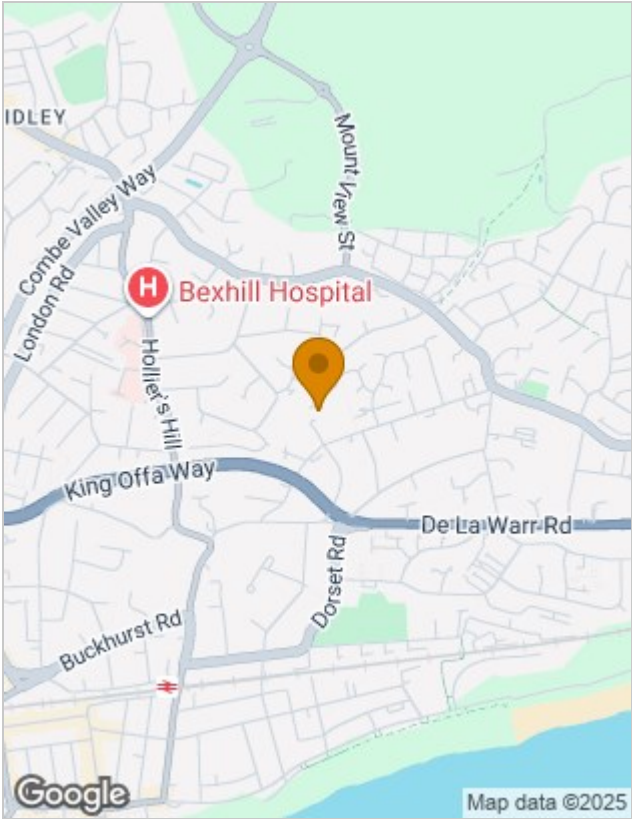


Viewing

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.

Location Map



Energy Performance Graph

