

# Abbott & Abbott

Estate Agents, Valuers and Lettings



56C Haslam Crescent, Bexhill on Sea, TN40 2QH

£345,000









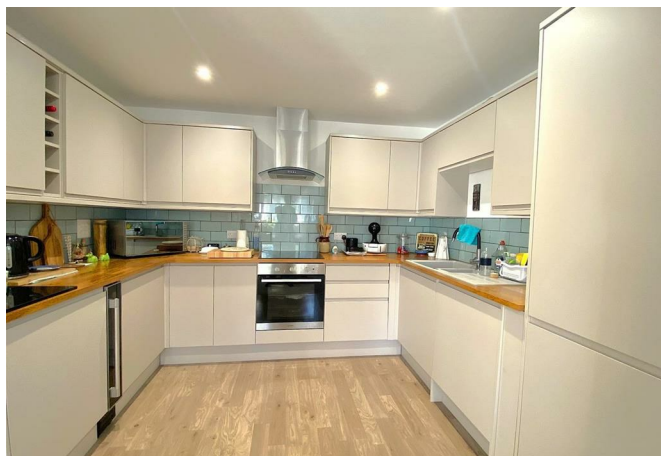
# 56C Haslam Crescent

Bexhill on Sea, TN40 2QH

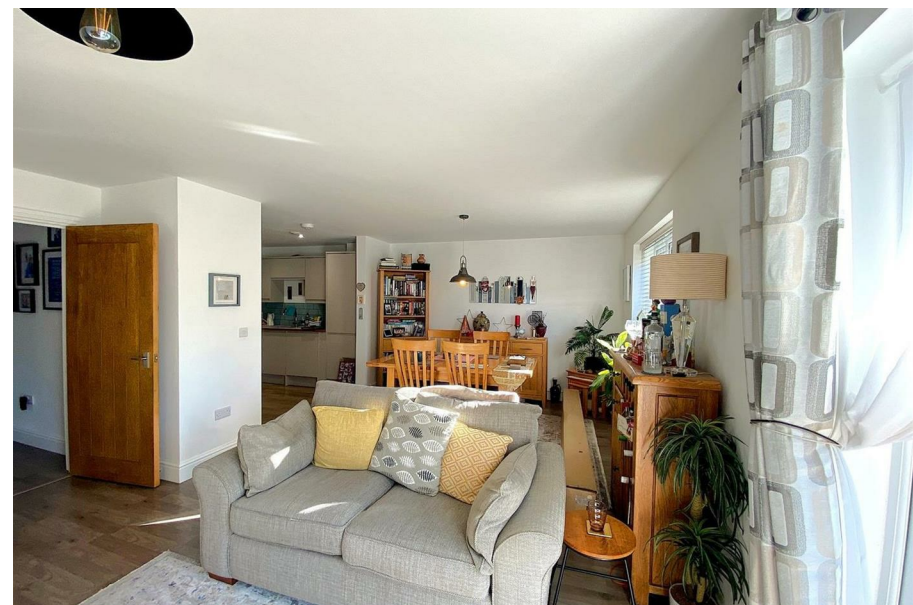
- Delightful detached house, built in 2018, situated in a quiet, tucked-away position
- Excellent size lounge/dining room with southerly aspect and fitted wood burner
- Ground floor shower room and first floor bathroom - each with contemporary suites
- Triple glazed windows to ground floor and velux windows to first floor
- No onward chain
- Two bedrooms - one of each floor
- Kitchen with integrated appliances
- Gas central heating - with underfloor heating to ground floor and radiators to first floor
- Close to local shops, buses, and doctor's surgery

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this delightful detached house, offering bright and well planned accommodation with a real feeling of light and space. Built in 2018, the property features two bedrooms - one on each floor, plus an excellent, south facing 22' x 14'6" lounge/dining room, with a fitted wood burner, which leads through to a well equipped kitchen. A ground floor shower room is complimented by a first floor bathroom, both with attractive contemporary suites. Outside, there is off-road parking for a car, and a south facing rear garden. Gas central heating is installed, with underfloor heating to the ground floor and radiators to the first floor rooms, plus uPVC triple glazed windows and exterior doors and Velux windows to the first floor.

The property is situated in a quiet, tucked-away position, accessed via a driveway off Haslam Crescent which serves just three other properties, within a few hundred yards of shops, buses, and a doctor's surgery in Seabourne Road, and within ½ mile of Ravenside shopping complex, the Sixth Form College, and the beach at Glyne Gap.



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## Good Size Entrance Hall

14'6" max x 11' max (4.42m max x 3.35m max)

## Lounge/Dining Room

22' x 14'6" (6.71m x 4.42m)

## Kitchen

10'6" x 8'6" (3.20m x 2.59m)

## Bedroom Two

12'3" x 10'8" (3.73m x 3.25m)

## Shower Room

## Part-Galleried First Floor Landing

## Bedroom One

15'9" x 13'7" (4.80m x 4.14m)

## Bathroom

## Off-Road Parking

## South-Facing Rear Garden

## EPC Rating: C

## Council Tax Band: C (Rother District Council)











Floor Plans



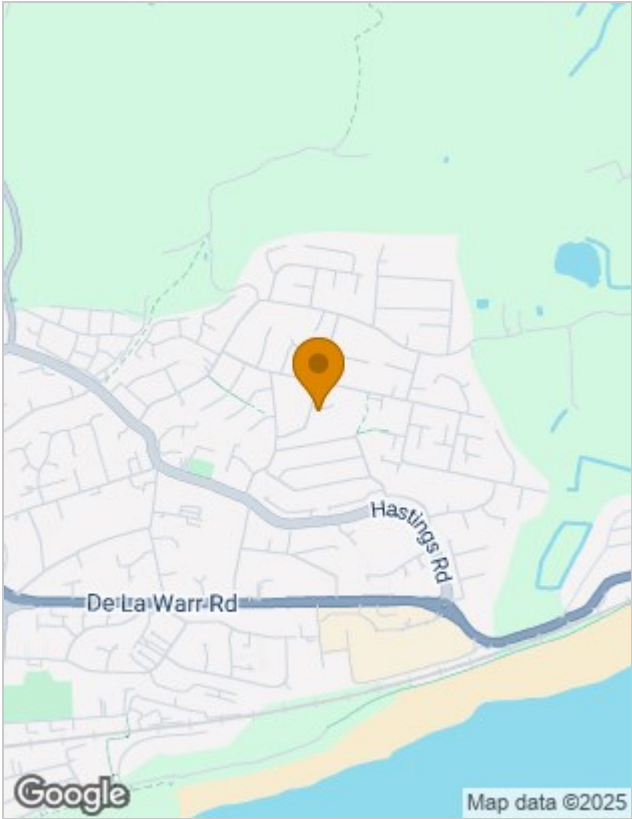
Viewing

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

