

# Abbott & Abbott

Estate Agents, Valuers and Lettings



71 Rotherfield Avenue, Bexhill-On-Sea, TN40 1SY

£250,000





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# 71 Rotherfield Avenue

Bexhill-On-Sea, TN40 1SY

- Charming retirement cottage, specifically for the over-55's, situated in tucked-away location
- 17'6 living room
- Ground floor cloak/shower room and first floor bathroom
- Easily maintained gardens, private to this property
- Well placed for town centre shops, railway station, and seafront
- Two first floor bedrooms and potential third bedroom/ dining room on ground floor
- Kitchen with built-in oven & hob
- Gas central heating and double glazed windows
- Traffic-free location - approached via footpath
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, a charming end terrace retirement cottage, specifically for the over-55's, situated in a most convenient, tucked-away and traffic-free position, under half a mile from the main town centre shopping streets, the railway station, the De la Warr Pavilion, and the seafront.

Built in the 1980's as part of a retirement community at the top of a quiet cul-de-sac, and approached via footpath, the property is now in need of some general updating, but offers well-planned accommodation which includes two bedrooms, a ground floor cloaks/shower room with WC as well as a first floor bathroom with WC, sitting room with fireplace, a dining room which could provide an occasional third bedroom, and kitchen. Outside, there are easily-maintained gardens and a resident's parking area. Gas central heating is installed and there are uPVC double glazed windows and exterior doors. The development also has an on-site house manager.



## Entrance Hall

## Shower/Cloakroom

**Living Room** 17'6 x 10'6 (5.33m x 3.20m)

**Kitchen** 10'10 x 6'9 (3.30m x 2.06m)

**Dining Room/ Bedroom Three**  
10'10 x 9'6 (3.30m x 2.90m)

## First Floor Landing

**Bedroom One** 13'10 x 11'4 max (4.22m x 3.45m max)

**Bedroom Two** 13'5 x 10'3 (4.09m x 3.12m)

## Bathroom

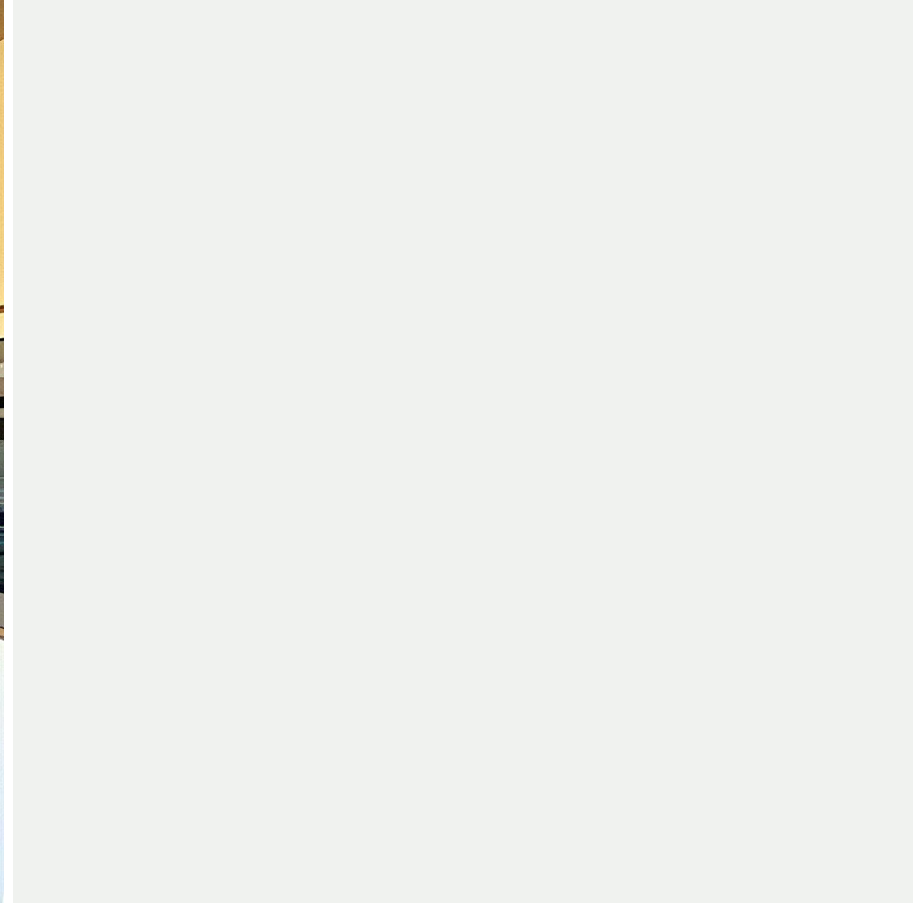
## Easily-Maintained Gardens

**Service Charge: Currently £4400 pa**

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

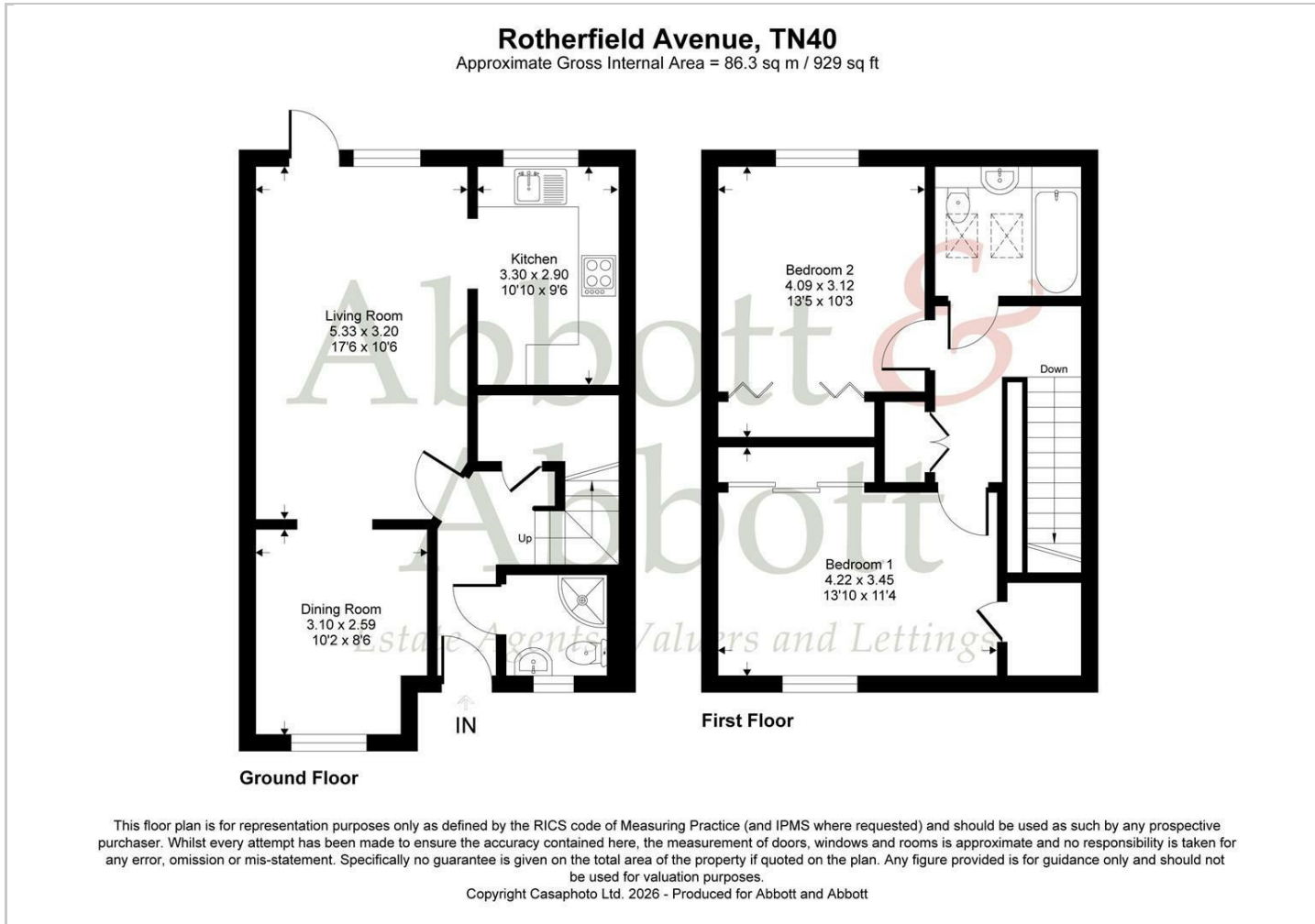
**EPC Rating: D**







## Floor Plans



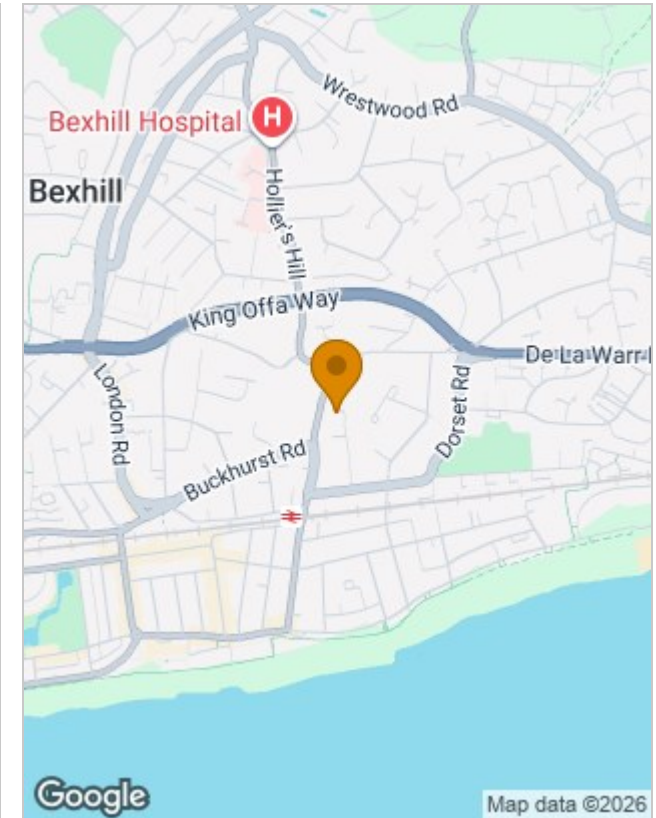
## Viewing

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.

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## Location Map



## Energy Performance Graph

