

# Abbott & Abbott

Estate Agents, Valuers and Lettings



7 Fairlight Close, Bexhill-On-Sea, TN40 2PT

£465,000



4



2



3



D



£465,000

# 7 Fairlight Close

Bexhill-On-Sea, TN40 2PT

- Extended semi-detached house, set in large gardens, providing versatile accommodation.
- Three/Four good size reception rooms
- Detached garage
- Tucked-away position in quiet cul-de-sac, close to shops and beach
- Superb family-size accommodation
- Potential for five bedrooms - one with en suite shower
- Attractive kitchen with integrated appliances
- Gas central heating and uPVC double glazed windows and exterior doors
- Space for possible development of garden - subject to any necessary consents
- Unusual and highly recommended opportunity

Situated in large, private gardens, ideal for families with young children and especially for entertaining, this beautifully presented semi-detached house, offers larger-than-average and highly versatile accommodation with, unusually, a potential for five bedrooms. Originally built in the 1960's, but substantially extended in the 1980's, the property provides four first floor bedrooms – one with an en suite shower, plus four reception rooms, including a large breakfast/family room which provides potential for a wide variety of uses, including a study, utility room or an occasional fifth bedroom. There is also a most attractive lounge, a dining room leading directly to a sun room which overlooks the gardens, and a large, well-equipped kitchen. The gardens are a real feature, with areas of decking and a barbeque area for entertaining, plus extensive lawns. There also appears to be space in the garden for possible development – subject to obtaining any necessary consents. A detached garage and sheds provide excellent storage facilities. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated in a tucked-away position at the end of a quiet cul-de-sac, just a few hundred yards from the Ravenside shopping complex and the beach at Glyne Gap. Local schools are nearby and buses to Bexhill, Hastings and Eastbourne are available in De la Warr Road. The town centre is just under two miles distant.

This is a highly individual and well-presented property which must be seen to be fully appreciated



## Enclosed Entrance Porch

## Entrance Hall

## Cloakroom

**Lounge** 13' plus bay x 12' (3.96m plus bay x 3.66m)

**Dining Room** 12' x 10'10 (3.66m x 3.30m)

**Sun Room** 11'8 x 8'9 (3.56m x 2.67m)

**Kitchen** 19'2 max x 8'9 (5.84m max x 2.67m)

**Family Room** 14'4 x 9' (4.37m x 2.74m)

## L-Shaped First Floor Landing

**Bedroom One** 12'8 x 10'2 to wardrobes (3.86m x 3.10m to wardrobes)

**Bedroom Two** 12' x 10'10 (3.66m x 3.30m)

**Bedroom Three** 11'6 x 9' (3.51m x 2.74m)



**En Suite Shower**

**Bedroom Four**

**9' x 7'10 (2.74m x 2.39m)**

**Bathroom**

**Detached Garage**

**16'6 x 8' (5.03m x 2.44m)**

**Large Gardens**

**Space for Possible Development**

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

**EPC Rating: D**





## Floor Plans



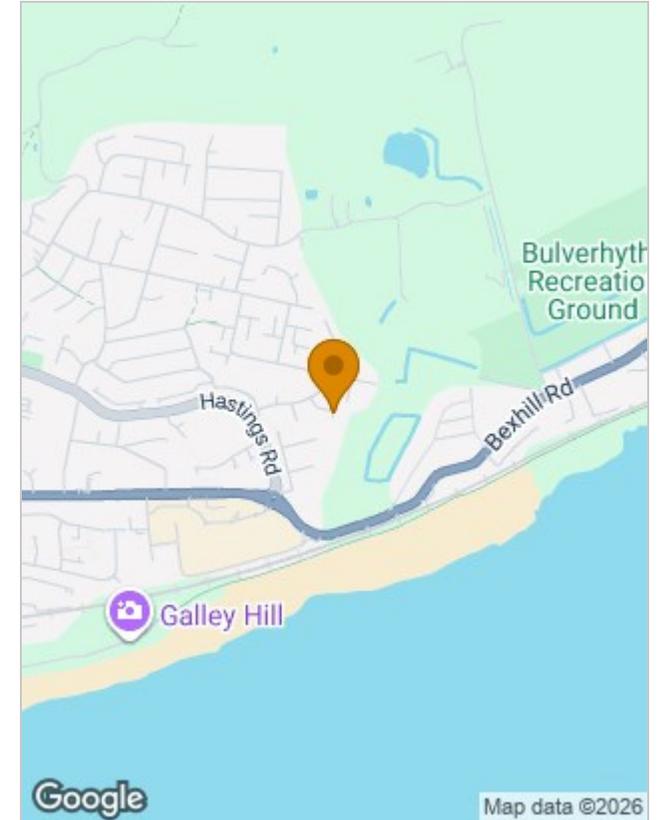
## Viewing

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

