

Abbott & Abbott

Estate Agents, Valuers and Lettings



105 Dorset Road, Bexhill-On-Sea, TN40 2HU

£550,000





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Bexhill-On-Sea, TN40 2HU

- Substantial detached Edwardian house of character in favoured tree-lined road
- Three reception rooms including a superb living room and large dining room
- Useful cellar
- Many rooms with 9' high ceilings and fireplaces
- Mature gardens
- Five good size bedrooms
- Kitchen complimented by utility room
- Ground floor shower room and first floor bathroom
- Off-road parking
- Excellent family-size property - Highly recommended

Abbott & Abbott Estate Agents offer for sale this substantial detached Edwardian house of character, offering excellent, family-size accommodation, and situated in a favoured, tree-lined road of individual property. The property provides five good size bedrooms and three large reception rooms - including a superb living room and large dining room overlooking the rear garden, plus a good size kitchen complimented by a utility room, a ground floor shower room and a first floor bathroom, plus a useful cellar. Many rooms feature 9' high ceilings, adding to the feeling of light and space, and attractive fireplaces adding to the character. Outside, there is off-road parking and mature gardens to the front and rear, the private rear garden with a large detached store. Gas central heating is installed and there are double glazed windows and exterior doors.

The property is well-situated, on a bus route and close to Bexhill College. The town centre and seafront are about a mile distant.



Enclosed Entrance Vestibule

Entrance Hall

Cellar

Living Room 20' x 13'6 (6.10m x 4.11m)

Dining Room 16'8 x 13'4 (5.08m x 4.06m)

Study 12'11 x 11' (3.94m x 3.35m)

Kitchen 16'2 x 9'4 (4.93m x 2.84m)

Utility Room 7'9 x 7'9 (2.36m x 2.36m)

Rear Lobby

Shower/Cloakroom

Spacious Split-Level First Floor Landing

Bedroom One 13'5 x 12'1 (4.09m x 3.68m)

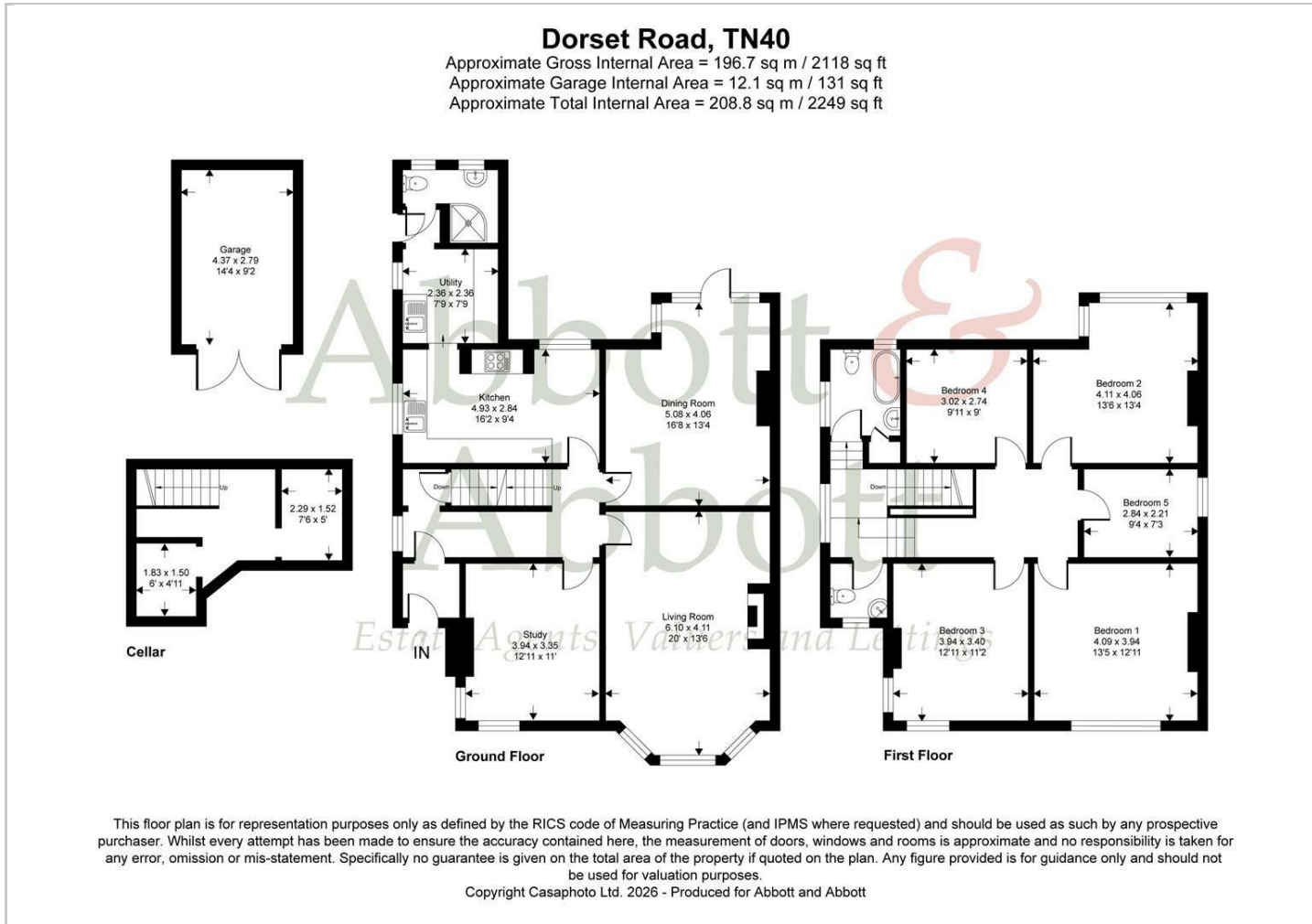


- Bedroom Two** 13'6 max x 13'4 max (4.11m max x 4.06m max)
- Bedroom Three** 12'11 x 11'2 (3.94m x 3.40m)
- Bedroom Four** 9'11 x 9' (3.02m x 2.74m)
- Bedroom Five** 9'4 x 7'3 (2.84m x 2.21m)
- Bathroom**
- Separate WC**
- Off-Road Parking**
- Mature Gardens**
- Detached Garden Store** 14'4 x 9'2 (4.37m x 2.79m)
- Council Tax Band: E (Rother District Council)**
- EPC Rating: D**





Floor Plans



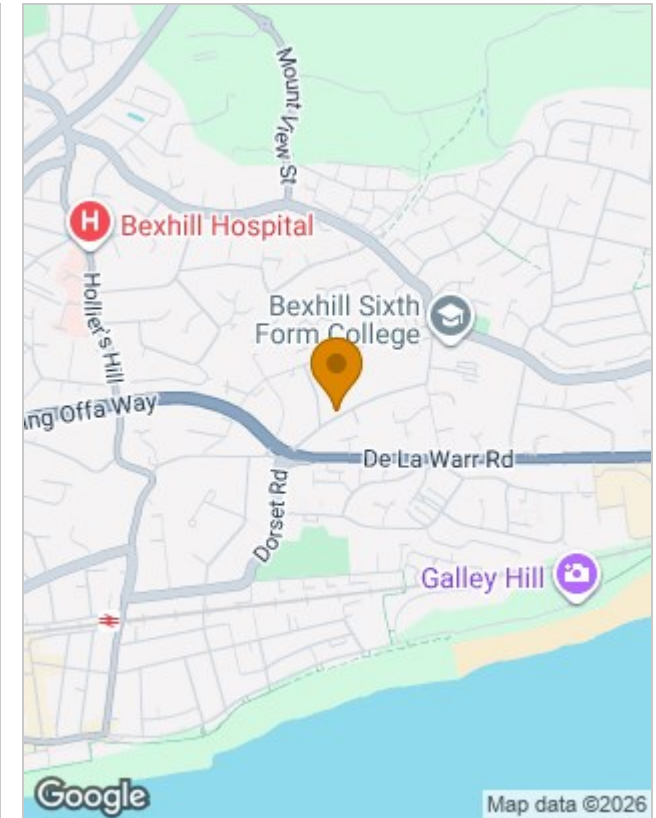
Viewing

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.

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Location Map



Energy Performance Graph

