

# Abbott & Abbott

Estate Agents, Valuers and Lettings



7 White Hill Drive, Bexhill-On-Sea, TN39 3RN

£475,000









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# 7 White Hill Drive

Bexhill-On-Sea, TN39 3RN

- Exceptionally spacious detached house in quiet road of individual property in West Bexhill
- En suite shower to main bedroom
- Good size kitchen with built-in oven & hob
- Garage approached by recently-laid drive providing excellent off-road parking
- No onward chain
- Three large bedrooms - each with wardrobes
- Superb L-shaped living/dining room - easily reinstated to two separate rooms
- Mature gardens with recently-laid patio areas
- Gas central heating & uPVC double glazing

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this exceptionally spacious detached house, situated in a quiet, well-matured road of individual properties in West Bexhill, approximately midway (1 mile) between Little Common shops and services and the town centre. Built around 1980 by local builders, R A Larkin, the property offers just under 1500 sq ft (139 sq m) of bright and very well proportioned accommodation which provides three double bedrooms - each with wardrobes and with an en suite shower room to the main bedroom, a large L-shaped living/dining room - formerly two separate rooms each with a door to the entrance hall, and easily reinstated as such if required, a good size kitchen with oven & hob, and a large bathroom. Outside, a recently-laid (2025) driveway provides ample off-road parking and access to a garage, and there is a pleasant rear garden with a westerly aspect and recently-laid patio areas. Gas central heating is installed and there are uPVC double glazed windows.

The property is also situated close to local buses in Collington Avenue and about half a mile from the seafront at West Parade.



## Spacious Entrance Hall

10'5 max x 8'3 max (3.18m max x 2.51m max)

## Cloakroom

## L-Shaped Living/Dining Room

26' max x 17' max (7.92m max x 5.18m max)

**Kitchen/Breakfast Room** 11'9 x 11'9 (3.58m x 3.58m)

## Good Size First Floor Landing

**Bedroom One** 16'11 max x 11'9 (5.16m max x 3.58m)

## En Suite Shower Room

**Bedroom Two** 14'8 x 13'8 (4.47m x 4.17m)

**Bedroom Three** 11'9 x 11'9 (3.58m x 3.58m)

**Good Size Bathroom** 9'8 x 8'4 (2.95m x 2.54m)

## Off-Road Parking

**Garage** 17'6 x 10' (5.33m x 3.05m)





**Mature Gardens**

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

**EPC Rating: C**

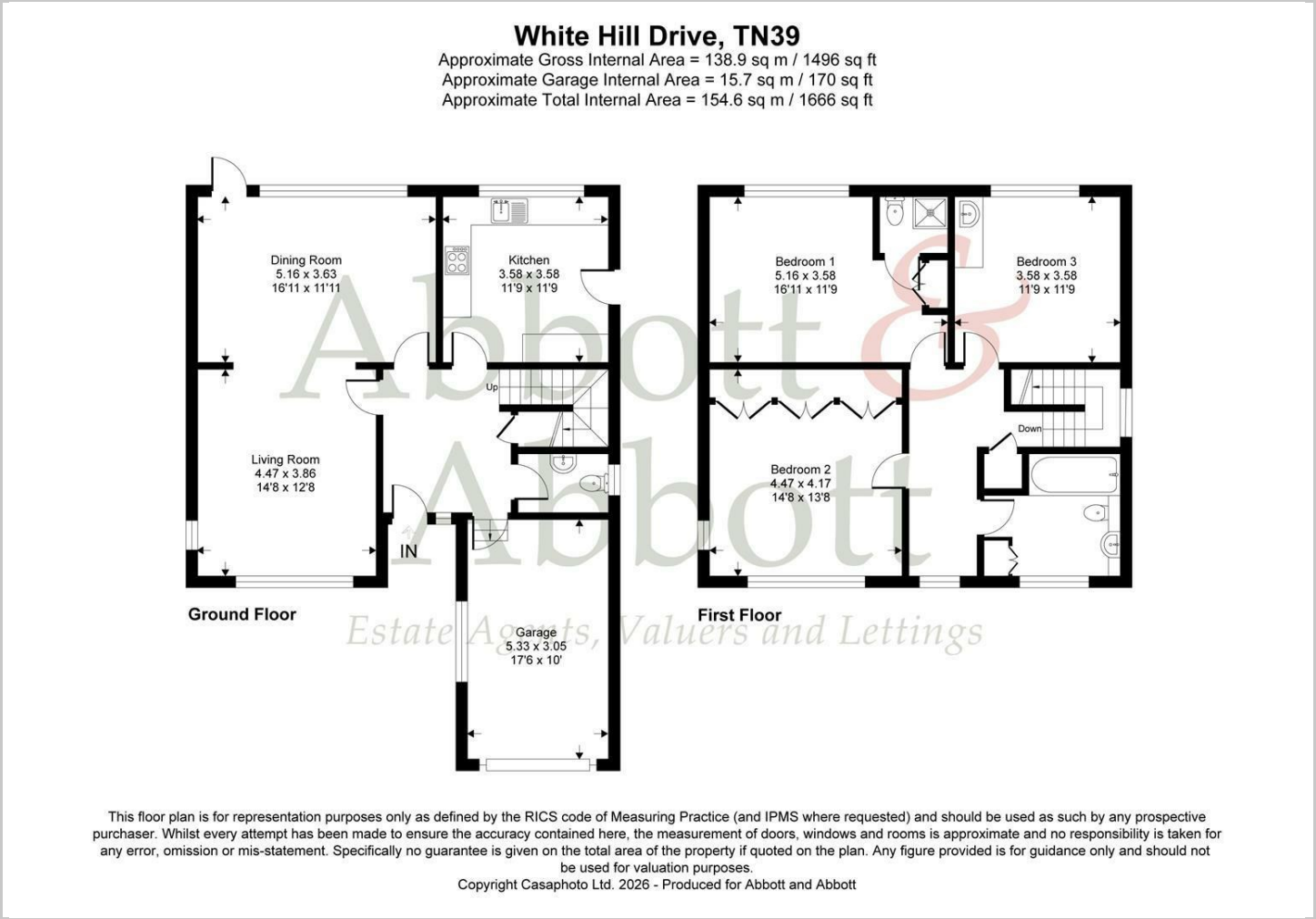








Floor Plans

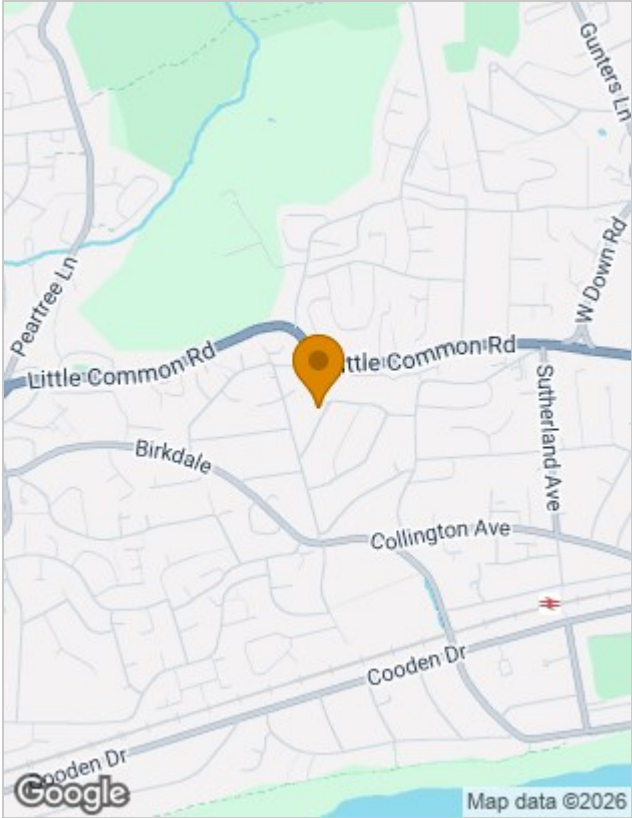


Viewing

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

