



2 Northcliffe

Bexhill-On-Sea, TN40 1RA

- Excellent detached family-size house within easy reach of St Richards College and the beach
- · Two reception rooms
- · Pretty gardens
- Gas central heating & uPVC double glazing

- Four bedrooms with en suite shower to main bedroom
- Good size kitchen/breakfast room with integrated appliances
- · Covered car port plus allocated parking space
- · Highly recommended

Abbott & Abbott Estate Agents offer for sale this excellent detached house, offering bright, family-size accommodation and situated in a cul-de-sac within a few hundred yards of St Richards Catholic College and, via a footpath, the beach at Galley Hill. Built around 2014 by national builders, Barretts, the property provides four bedrooms - with an en suite shower to the main bedroom, two reception rooms including a 21'7 double aspect lounge, a good size kitchen/breakfast room with integrated appliances, cloakroom and bathroom. Outside, there are pretty gardens, a covered car port with space for a car, plus a further allocated parking space. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well-placed, only half a mile from the main town centre shopping streets and the railway station. Local buses stop in nearby Dorset Road.





£525,000



Entrance Hall

Cloakroom

Double Aspect Lounge 21'4 x 10'3 (6.50m x 3.12m)

Dining Room 11'2 x 9'8 (3.40m x 2.95m)

L-Shaped Kitchen/Breakfast Room

16'7 max x 10' (5.05m max x 3.05m)

First Floor Landing

Bedroom One 15' x 8'9 (4.57m x 2.67m)

Bedroom Two 12'8 x 9'10 (3.86m x 3.00m)

En Suite Shower Room

Bedroom Three

10'6 max x 10'max (3.20m max x 3.05mmax)

Bedroom Four

10'9 max x 6'8 max (3.28m max x 2.03m max)



Bathroom

Covered Car Port 19'9 x 9' (6.02m x 2.74m)

Allocated Parking Space

Pretty Gardens

Council Tax Band: E (Rother District Council)

EPC Rating: C







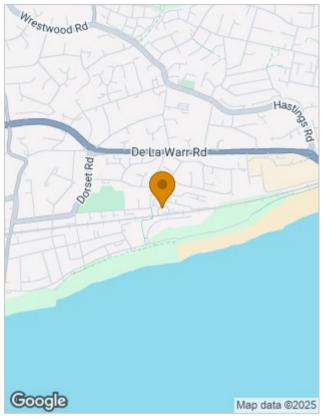


Floor Plans Location Map

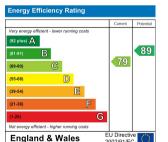
Northcliffe, TN40 Approximate Gross Internal Area = 111.6 sq m / 1202 sq ft Kitchen Bedroom 4 5.05 x 3.05 3.28 x 2.03 Bedroom 2 10'9 x 6'8 3.86 x 3.00 12'8 x 9'10 Living Room 6.50 x 3.12 21'4 x 10'3 Dining Room 3.40 x 2.95 Bedroom 1 Bedroom 3 11'2 x 9'8 4.57 x 2.67 3.20 x 3.00 15' x 8'9 10'6 x 10' IN **Ground Floor** First Floor This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright Casaphoto Ltd. 2025 - Produced for Abbott and Abbott

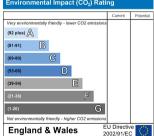
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.



Energy Performance Graph





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.