



7 Larkhill, Bexhill on Sea, TN40 1QZ

£350,000



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# 7 Larkhill

Bexhill on Sea, TN40 1QZ

- END TERRACE HOUSE
- 29 FT LOUNGE/ DINING ROOM
- NO CHAIN
- DOUBLE GLAZING
- TOWN/STATION NEARBY
- THREE DOUBLE BEDROOMS
- GARAGE + DRIVEWAY
- GAS CENTRAL HEATING
- CLOSE SEAFRONT
- DISTANT SEA VIEWS

Abbott and Abbott are offering for sale this spacious mock Georgian three bedroom end terrace house located in a quiet cul de sac within walking distance of the town centre, seafront and station.

The property has double glazing and gas central heating with the bathroom having been replaced within recent years.

No onward chain



## Entrance Hall

## Cloakroom

**Lounge/Dining Room** 28'10" x 12'9" (8.8 x 3.9)

**Kitchen** 10'2" x 9'10" (3.1 x 3.0)

## Landing

**Bedroom 1** 12'9" x 13'5" (3.9 x 4.1)

## Balcony

**Bedroom 2** 13'5" x 9'10" (4.1 x 3.0)

**Bedroom 3** 10'2" x 9'10" (3.1 x 3.0)

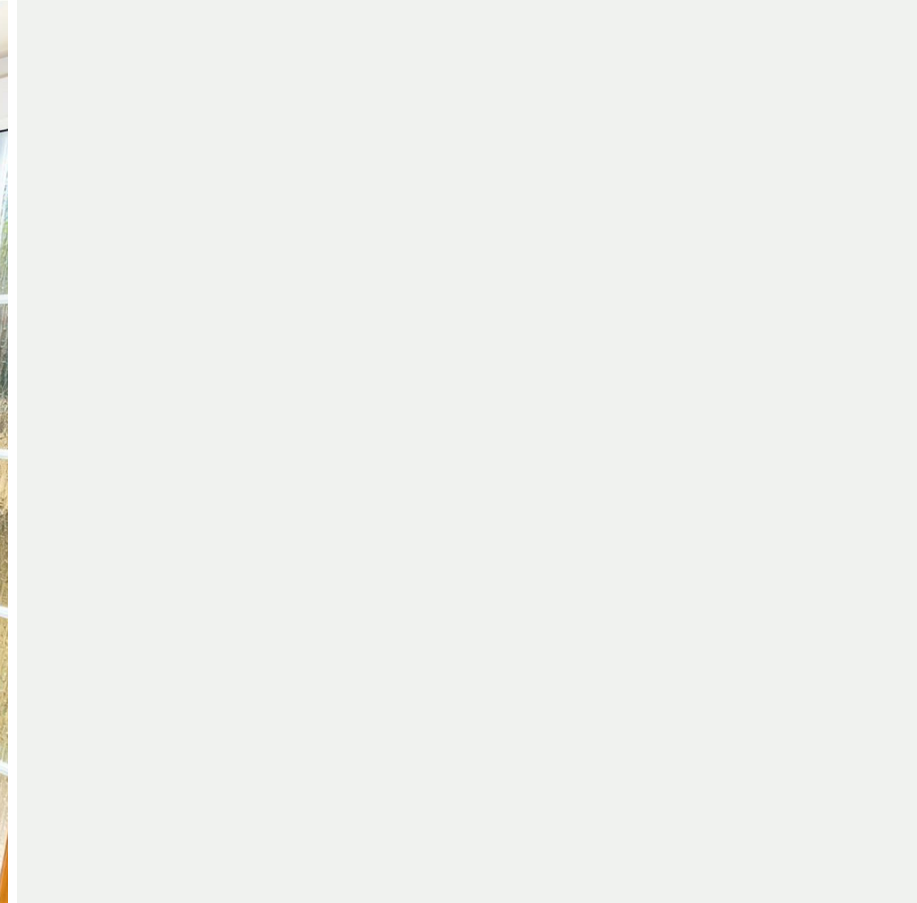
## Shower Room

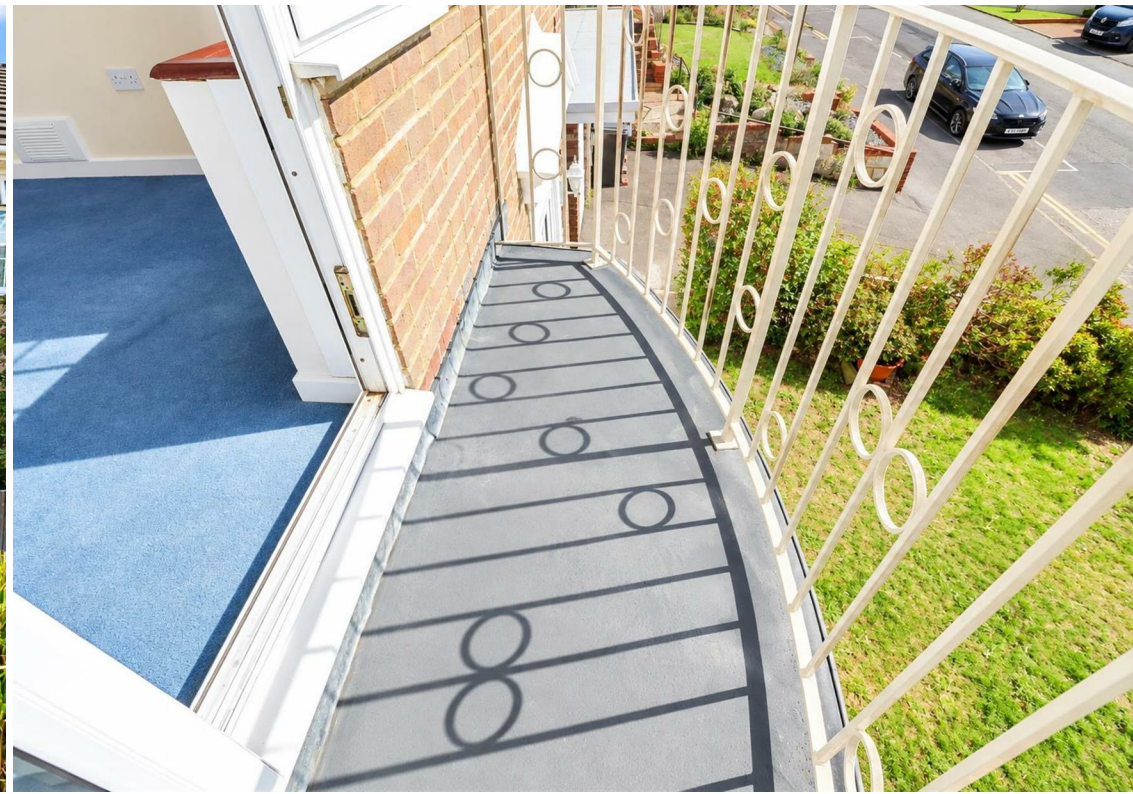
**Garage** 18'3 x 9' (5.56m x 2.74m)

## Front and rear gardens

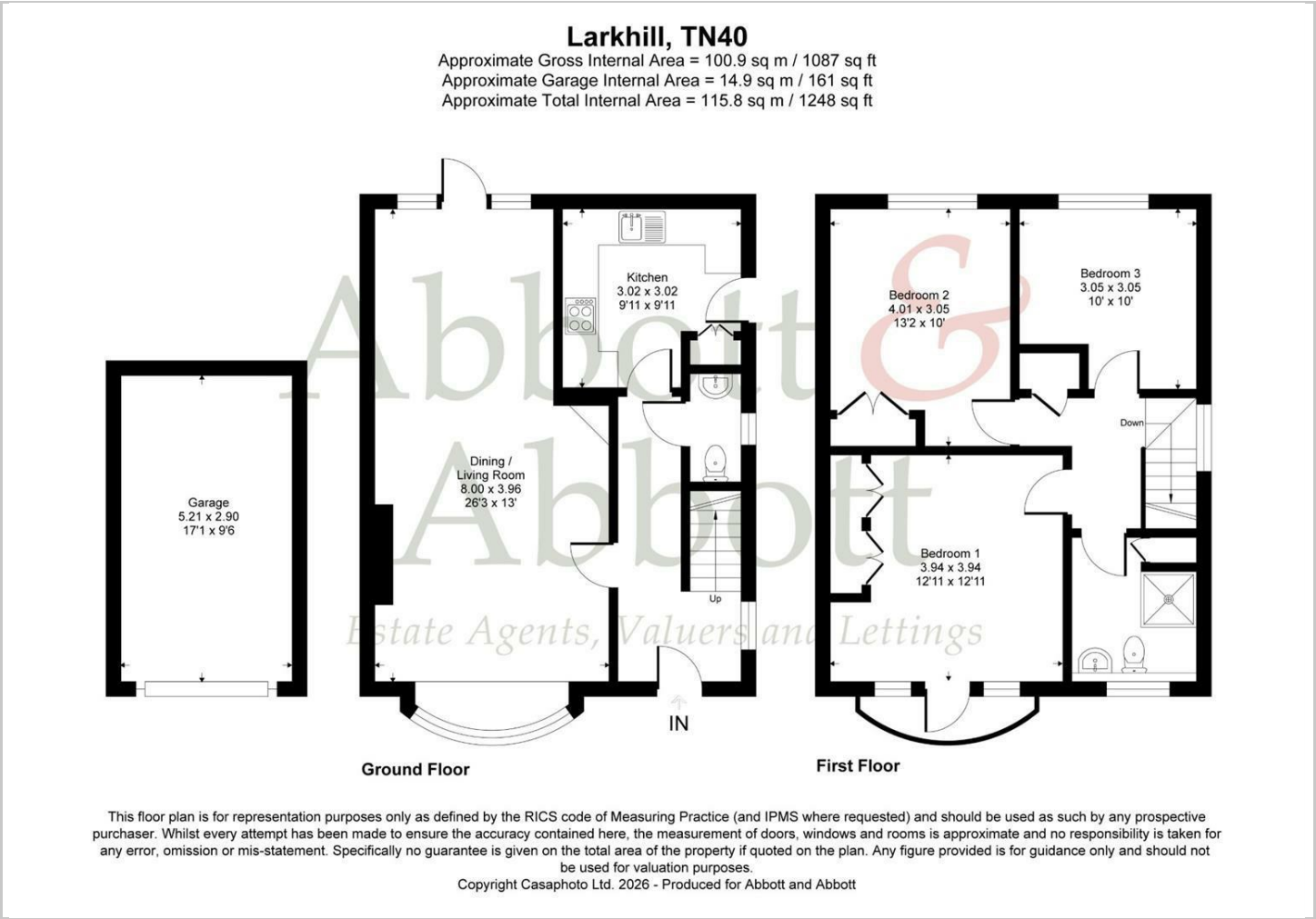
## EPC Rating: C

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





Floor Plans

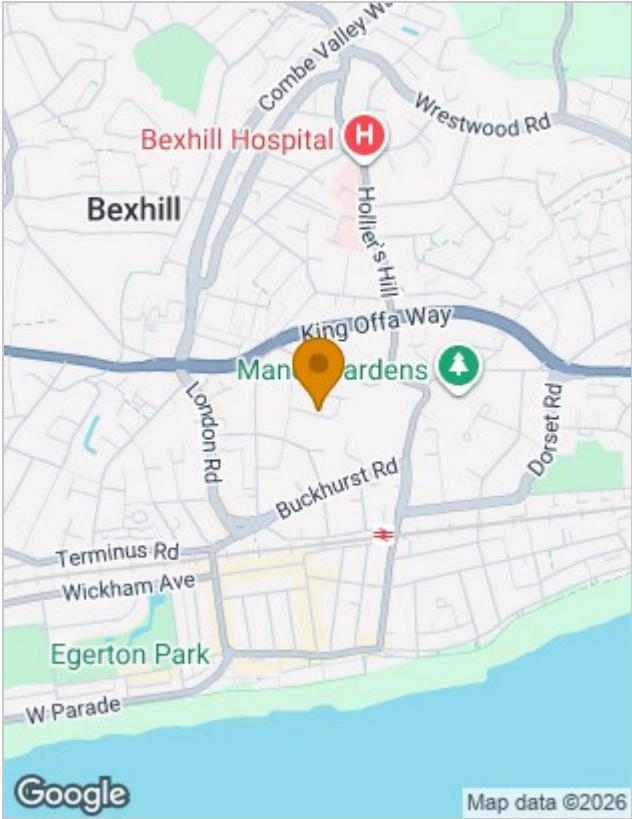


Viewing

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

