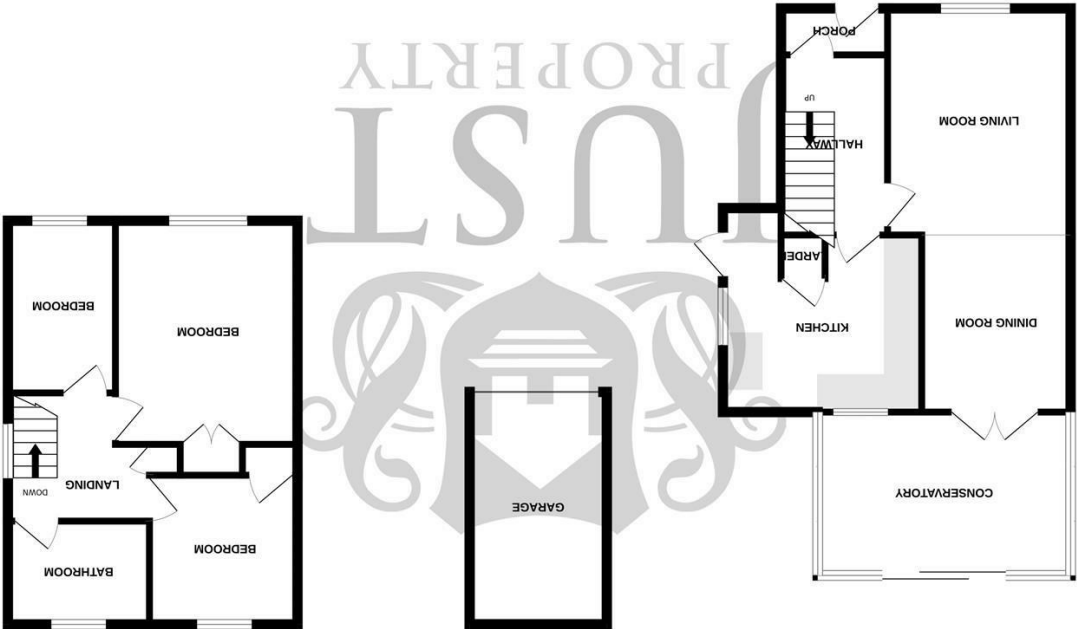




Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	73	79
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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16 Ian Close, Bexhill-On-Sea, TN40 2RL

Freehold

£279,950





Freehold

£279,950



3 Bedrooms

1 Receptions

1 Bathrooms

807.29 sq ft

PROPERTY DETAILS

A well-presented and extended three-bedroom semi-detached family home, ideally situated in a popular residential location on the outskirts of Bexhill. Conveniently positioned within easy reach of local schools, Bexhill College, Ravenside Retail Park and a range of everyday amenities, this spacious home offers versatile accommodation, a south-facing garden, garage and off-road parking.

The property is entered via a welcoming entrance porch and hallway, leading through to a generous dual-aspect living and dining room, creating a fantastic open-plan reception space ideal for both everyday family life and entertaining. To the rear, a large conservatory provides an additional reception room overlooking the garden, flooding the home with natural light and offering a seamless connection to the outdoor space. The modern fitted kitchen is well-equipped with ample storage, generous worktop space and direct access to the driveway.

On the first floor are three bedrooms, including a spacious principal bedroom with fitted wardrobes, a further double bedroom with built-in storage, a well-proportioned single bedroom, and a modern family bathroom.

Outside, the property enjoys a lawned front garden with driveway parking leading to a single garage. The attractive south-facing rear garden has been designed for low-maintenance living, featuring a generous decked seating area perfect for outdoor dining and entertaining, with a raised lawn beyond offering additional space for children, pets or keen gardeners.

This is a fantastic opportunity to acquire a spacious family home in a convenient and sought-after location, offering flexible living accommodation and excellent outdoor space. Early viewing is highly recommended.



ROOM DIMENSIONS

Front Door	Bathroom
Porch	Front and Rear Gardens
Hallway	Off Road Parking & Garage
Lounge/Dining Room 23'7" x 10'0" (7.19m x 3.05m)	
Conservatory 14'11" x 9'4" (4.57 x 2.87)	
Kitchen 11'8" x 10'0" (3.58 x 3.07)	
Stairs to landing	
Bedroom 12'4" x 9'6" (3.76 x 2.90)	
Bedroom 8'5" x 8'0" (2.57 x 2.44)	
Bedroom 9'6" x 6'3" (2.90 x 1.93)	

FEATURES

- Extended Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- 23'7" x 10'0" Lounge/Dining Room
- Family Bathroom
- Conservatory
- South Facing Rear Garden
- Off Road Parking & Garage
- Gas Central Heating & Double Glazing
- Council Tax Band C



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.