

Abbott & Abbott

Estate Agents, Valuers and Lettings



1 Meads Road, Bexhill-On-Sea, TN39 4SY

£575,000





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Bexhill-On-Sea, TN39 4SY

- Charming detached house of considerable character, around the corner from Little Common shops
- Three reception rooms - two opening onto a wide, south-facing conservatory
- Shower room
- Detached garage
- Within a few hundred yards of primary school, church, doctor's surgery and buses
- Four bedrooms - one with en suite bathroom
- Good size kitchen, complimented by a utility room
- Gardens to three sides, including partially-walled, south-facing lawns
- Gas central heating and double glazing
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached house of considerable character, situated in a most convenient position, literally around the corner from Little Common shops and within a few hundred yards of the primary school, buses to Eastbourne and Hastings, St Mark's Church, and the doctor's surgery. Built around the turn of the 20th Century, the property provides excellent, family-size accommodation which provides four bedrooms - one with en suite bathroom, three good reception rooms, a good size kitchen complimented by a utility room, a 29'6" south-facing conservatory overlooking the gardens, and shower room. Although in need of some general updating, the property does retain many attractive period features such as panelled doors, ceiling cornices, picture rails, and fireplaces, with many rooms having 9'2" high ceilings adding to the feeling of light and space. Outside, there is a detached garage and gardens to three sides, the main garden being partially-walled and with a southerly aspect. Gas central heating is installed and there are double glazed windows.

Cooden Beach railway station, golf course and seafront are about a mile distant, with Bexhill town centre about two miles.

This is a delightful property, in a superb location, well worth internal inspection.



Enclosed Entrance Porch

Entrance Hall

Living Room 16'1 x 12'5 (4.90m x 3.78m)

Dining Room 14'3 x 12'6 (4.34m x 3.81m)

Conservatory 29'6 x 6'6 (8.99m x 1.98m)

Study 10'3 x 8'5 (3.12m x 2.57m)

Kitchen/Breakfast Room 16'8 x 11' (5.08m x 3.35m)

Utility Room 8'1 x 7' (2.46m x 2.13m)

Rear Lobby

Cloakroom

First Floor Landing

Bedroom One 14'4 x 12'4 max (4.37m x 3.76m max)

En Suite Bathroom



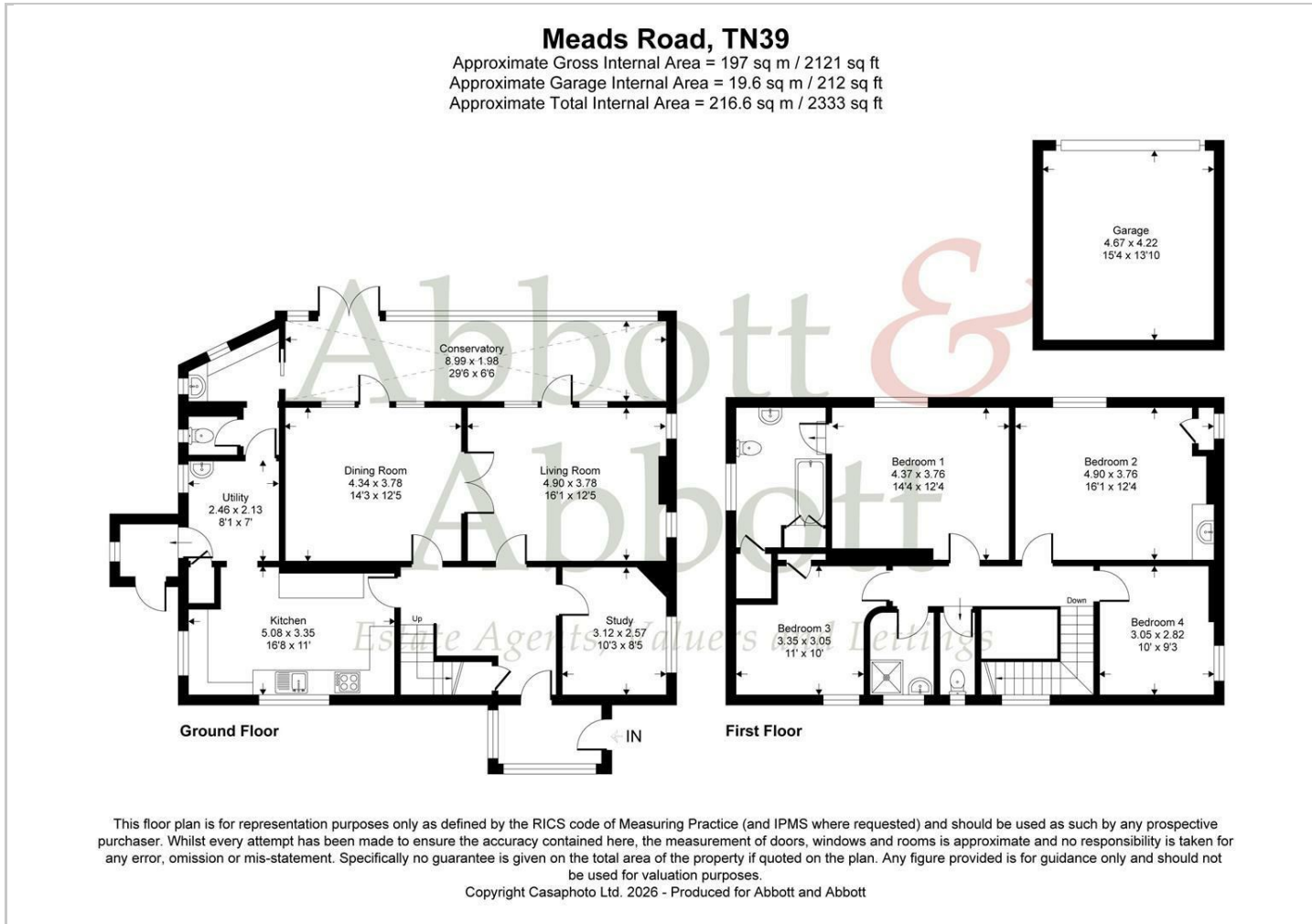


Bedroom Two 16'1 x 12'4 (4.90m x 3.76m)
Bedroom Three 11' x 10' (3.35m x 3.05m)
Bedroom Four 10' x 9'3 (3.05m x 2.82m)
Shower Room
Separate WC
Detached Garage
15'4 max x 13'10 max (4.67m max x 4.22m max)
Gardens
Council Tax Band: E (Rother District Council)
EPC Rating: D





Floor Plans



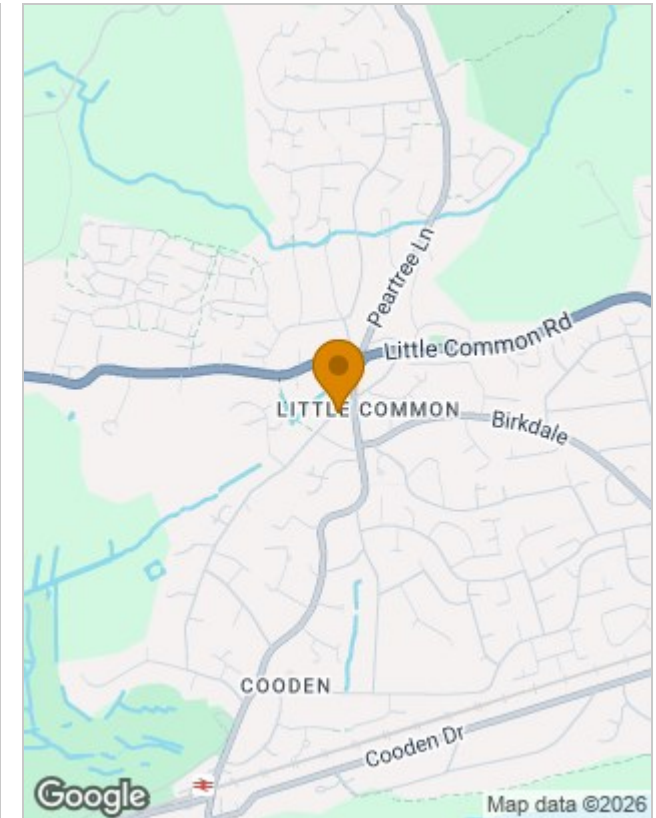
Viewing

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

