




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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£285,000 Pankhurst Close, Bexhill-on-Sea TN39 5DL
🛏️ 3 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

Bexhill Estates are pleased to offer this semi-detached house for sale with NO ONWARD CHAIN! The property is situated in a quiet cul-de-sac within walking distance of schools for all ages and amenities. In brief, the accommodation includes an enclosed porch opening into the inner hallway. The property's living room has a fireplace and bay window to the front. An open-plan kitchen/dining area is located across the rear of the ground floor. An integrated washing machine and space for additional appliances are integrated into the newly installed modern kitchen with matching wall units and base units. There is a large walk-in storage cupboard and a door leading out to the rear garden in the dining area. Three good-sized bedrooms and a bathroom can be found on the first floor. An access hatch on the landing leads to the part-boarded loft space via a pull-down ladder. Furthermore, the house benefits from a ground-floor cloakroom, gas central heating and double glazing.



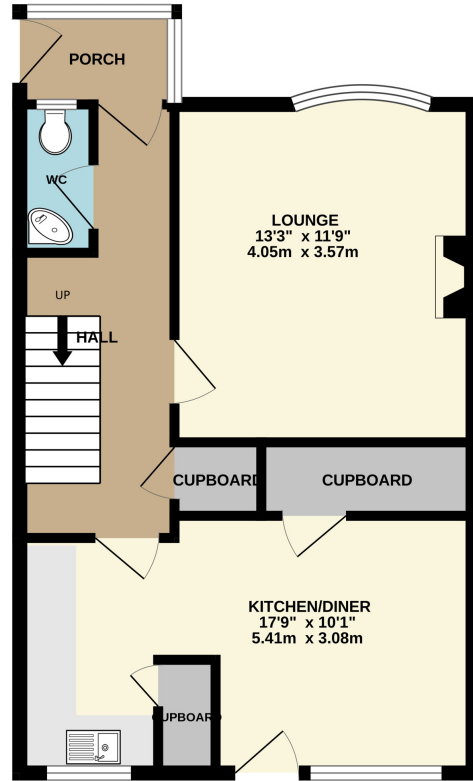
Key Features:

- Semi Detached House
- Newly Fitted Kitchen
- Double Glazing & Gas Central Heating
- No Onward Chain
- Three Good Sized Bedrooms
- Open Plan Kitchen/Diner
- Off Road Parking
- Close To Schools For All Ages

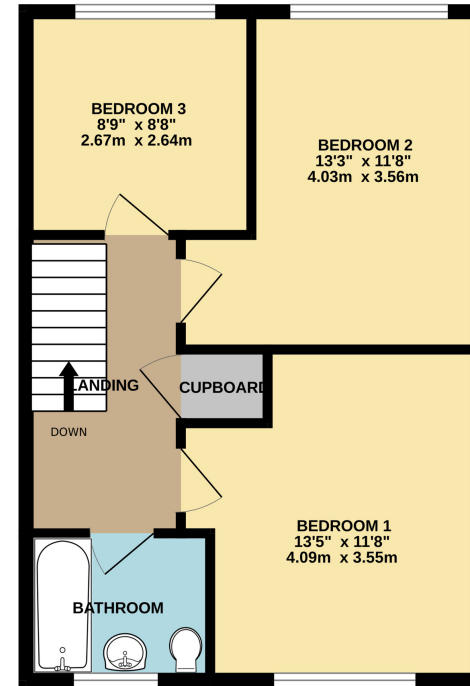
4 Pankhurst Close, Bexhill-on-Sea, East Sussex, TN39 5DL

 3 Bedroom  1 Bathroom  2 Reception

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England, Scotland & Wales		69	82
EU Directive 2002/91/EC			

Outside

The property has gardens to the front, side & rear. The front garden is laid to lawn with mature borders, gated access to the rear garden, as well as off-road parking.

The rear garden is predominantly laid to lawn with a selection of well-established plantings, a timber-framed garden shed and a brick-built garden store.

Location

The house is located just 1.9 miles from Bexhill's seafront promenades, Town centre, and mainline railway station. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. You will find a children's Nursery, Primary & Secondary School and a bus stop all within walking distance of the property along with a local convenience store.

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