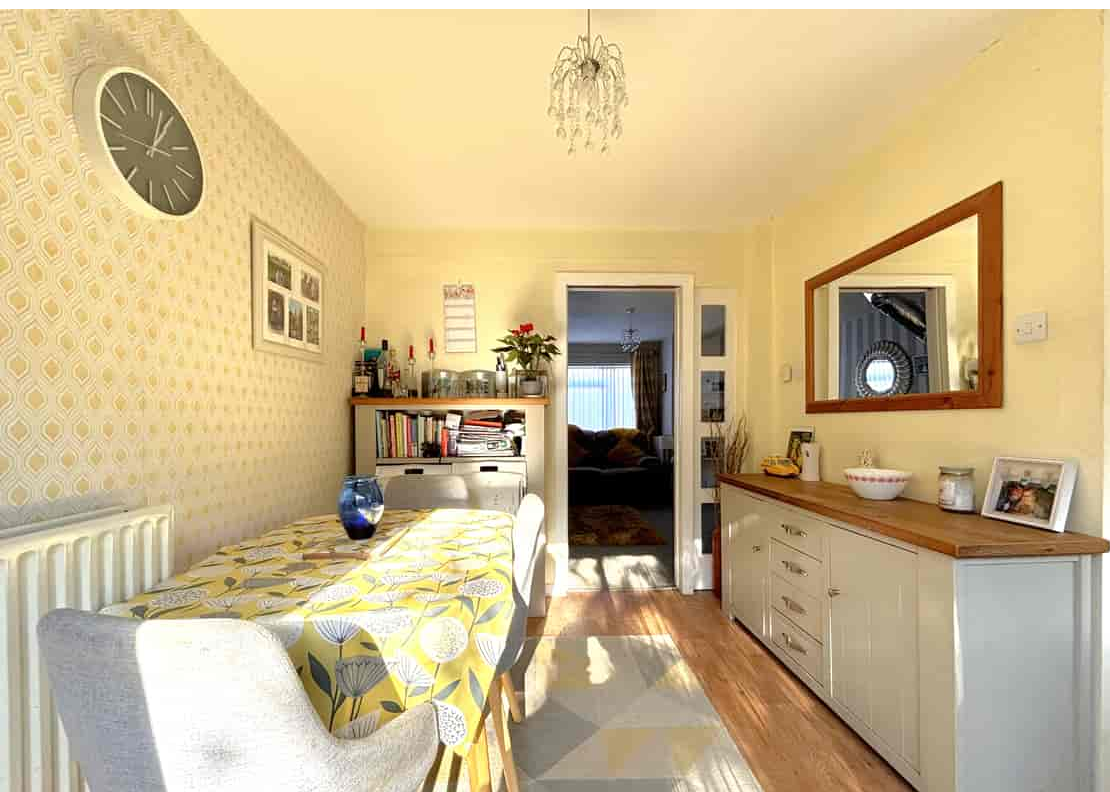




14 Ian Close, Bexhill-on-Sea, East Sussex, TN40 2RL

Well Presented Three Bedroom Semi-Detached Family Home £310,000







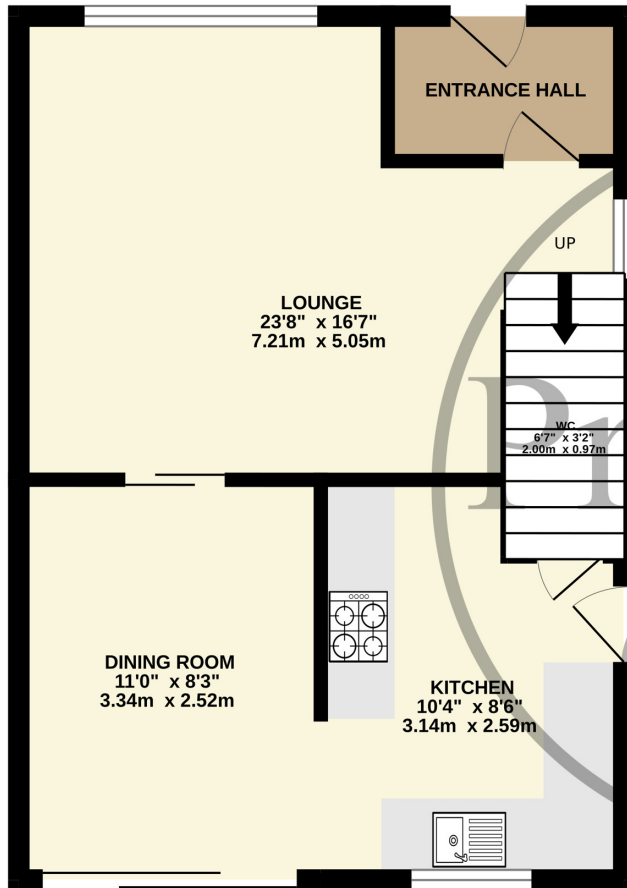


Situated in a quiet cul-de-sac within a sought after residential location can be found this well presented three bedroom semi-detached property for sale. Accommodation and benefits include; A double-glazed front door leading to an inner entrance hall leading through to a large dual aspect lounge; Separate dining room giving access to the kitchen and overlooking the rear garden; Modern fitted kitchen with ample cupboards & work surface; Downstairs W/C which is neatly tucked away under the stairs. The first floor comprises of three well proportioned bedrooms all of which boasting fitted cupboards; Modern fitted bathroom offering, bath, separate shower cubicle, wash basin & WC; Airing cupboard and loft access. Externally this property provides off-road parking for several vehicles; A single garage currently partially used as storage and part dog grooming room with running water and electricity; Landscaped rear garden with patio, area of lawn and tiered decking. This property is offered for sale in good condition throughout with gas central heating and double glazing, we recommend you view at your earliest convenience.

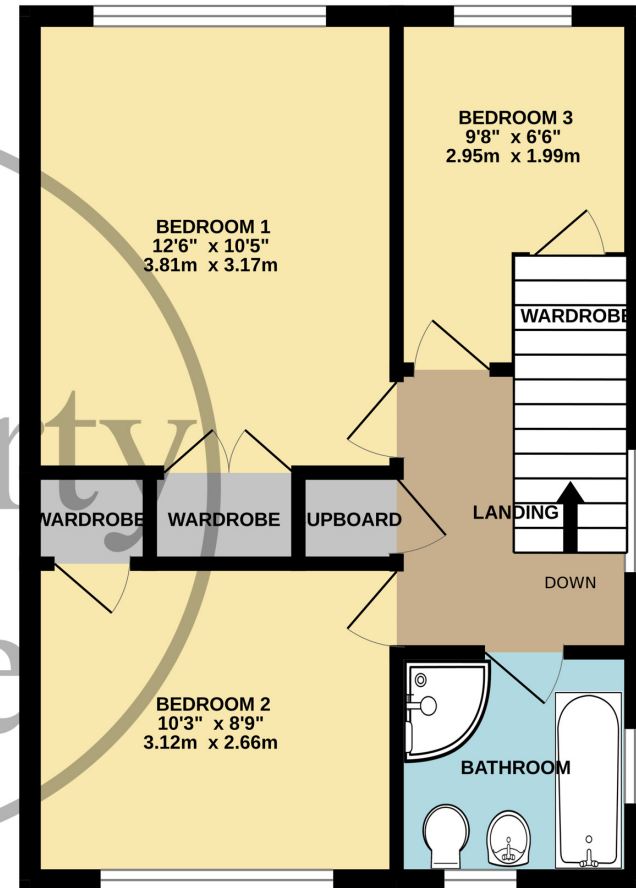
The property is situated in a very popular residential area within Bexhill known as 'Pebsham'. Positioned very conveniently for easy access to Ravenside Retail Park, Bexhill college, Local primary & secondary schools and the new 'Link Road' connecting Bexhill, St Leonards & Hastings significantly improving travel time to the A21 & conquest hospital. There are regular bus stops close by with services to Eastbourne & Hastings and mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



**GROUND FLOOR**  
392 sq.ft. (36.4 sq.m.) approx.



**1ST FLOOR**  
392 sq.ft. (36.4 sq.m.) approx.



**TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.







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- Semi-Detached House
  - Spacious Lounge
  - Separate Dining Room
- Three Well Proportioned Bedrooms
  - Modern Fitted Bathroom

- Single Garage
- Off-Road Parking For Several Vehicles
  - Landscaped Garden.
- Sought After Residential Location
- Viewing Highly Recommended.