




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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5 Clarence Gardens, Bexhill-on-Sea, East Sussex TN40
£260,000 ^{2FJ}  2 Bedroom  1 Bathroom  1 Reception



AT A GLANCE...

This beautifully presented modern end-of-terrace home enjoys a highly convenient location close to well-regarded schools for all ages, making it ideal for families, first-time buyers, or investors alike. Built in 2014, the property offers contemporary fixtures and fittings throughout, complemented by an abundance of natural light.

Accommodation begins with an enclosed entrance porch leading into a bright and welcoming living room. Sliding doors provide access to the modern fitted kitchen/diner, which features a range of matching wall and base units and is fully equipped with integrated appliances, including a dishwasher, oven and hob, washing machine, and space for a fridge/freezer. There is ample room for a dining table and chairs, while double doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A convenient cloakroom completes the ground floor.

On the first floor, there are two generous double bedrooms, one of which benefits from a fitted double wardrobe, along with a well-appointed family bathroom. The property further benefits from double glazing and gas central heating throughout. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

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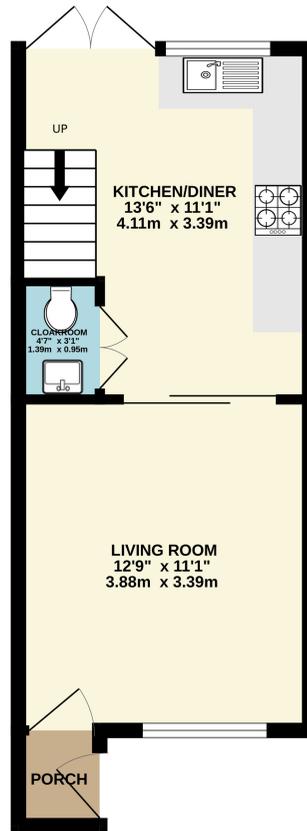
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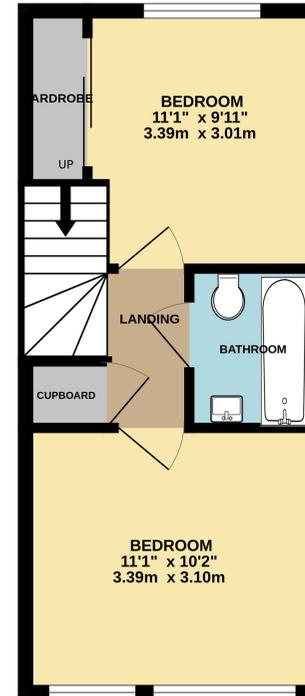
Key Features:

- Modern End Of Terrace House
- Modern Fixtures & Fittings Throughout
- Two Double Bedrooms
- Allocated Parking Space
- Built In 2014
- Kitchen/Diner With Integrated Appliances
- Low-Maintenance Gardens
- Close To Schools & Transport Links

GROUND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

The property is situated within close proximity to bus routes into Bexhill, Hastings, and Eastbourne. Ravenside retail park and the beach at Glyne Gap are just 1 mile away and Bexhill seafront and the iconic De La Warr Pavilion are also just 1 mile away. You will find local convenience stores, well-regarded primary schools, secondary schools, and Bexhill College, currently rated as 'outstanding' is also a very short walk away.

Exterior

The property benefits from a well-maintained front garden and an allocated parking space positioned conveniently to the front. To the rear, the garden has been thoughtfully designed for low maintenance, featuring an artificial lawn and a patio area, perfect for alfresco dining and outdoor entertaining. The space is further enhanced by a garden shed and gated side access.

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