



**BEXHILL ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£389,950 Glebe Close, Bexhill-on-Sea, East Sussex TN39 3UY
🛏️ 3 Bedroom 🚿 1 Bathroom 📺 1 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this stunning, three-bedroom end of terrace house. Well situated in a quiet Cul-De-Sac location in the sought-after 'Cooden' area in West Bexhill, the house has accommodation in brief comprising; Enclosed entrance porch leading through to the inner hallway. Spacious dual aspect lounge/diner with views of the rear garden, ample space for both living and dining room furniture, and a feature fireplace. The modern fitted kitchen offers a range of wall units, base units, and integral appliances including; Eye-level oven, induction hob, dishwasher, and microwave. The utility room offers space and plumbing for appliances, or could also be used as a further reception room. On the first floor can be found three good-sized double bedrooms and an impressive four-piece bathroom suite comprising; A double walk-in shower cubicle, panel bath, wash hand basin/vanity unit, and a low-level WC. Additional benefits include; A conservatory overlooking the rear garden, a ground floor WC, double glazing, gas central heating, a block paved driveway providing off-road parking for 3/4 vehicles, and a beautifully landscaped rear garden. To appreciate this beautifully presented property in full, your earliest viewing comes highly recommended!



Key Features:

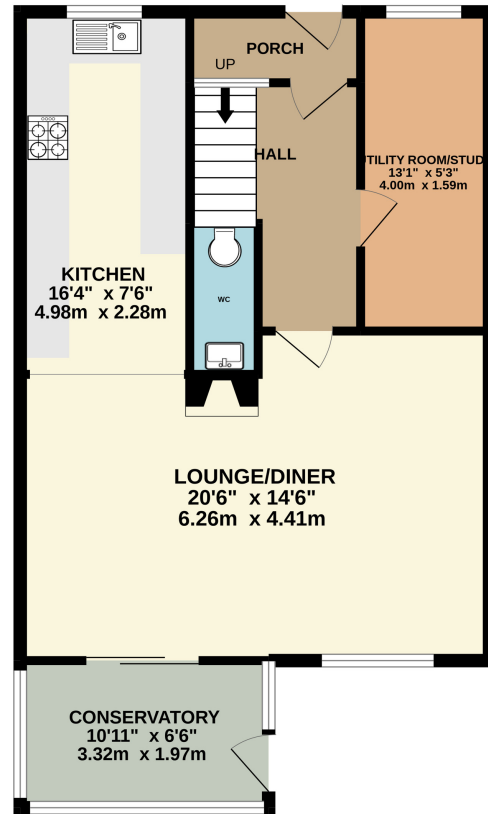
- End Of Terrace House
- Quiet Cooden Cul-De-Sac Location
- Modern Fixtures & Fittings
- Three Double Bedrooms
- Off Road Parking
- Landscaped Rear Garden

17 Glebe Close, Bexhill-on-Sea, East Sussex,
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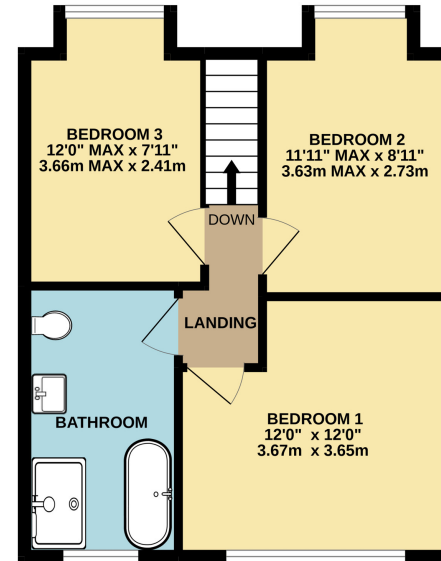
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GROUND FLOOR



1ST FLOOR



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.



OUTSIDE -

The front of the property offers a block paved driveway with parking for 3/4 vehicles and secure gated access is available to the side of the property.

The rear garden has been beautifully landscaped and offers a small area laid to lawn, a patio area ideal for alfresco dining, raised flower beds, a timber-framed shed, and an impressive summerhouse offering both power & light.

LOCATION -

The house is situated in a quiet Cul-De-Sac location in the sought after Cooden location, West Bexhill. Within walking distance you will find the village of Little Common offering a range of independently owned day-to-day shops, along with a Doctors surgery, Dentist, Pharmacy and a Tesco Express. The beach at Cooden Beach & Cooden train station is just 0.8 miles away offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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