



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£339,950 13 Bancroft Road, Bexhill-on-Sea TN39 4AG
3 Bedroom 1 Bathroom 2 Reception



AT A GLANCE...

This modern extended semi-detached house boasts a large west facing rear garden, spacious living spaces and a tandem garage!

Situated under a mile from Bexhill town centre and the iconic seafront promenades, the house is also ideally located a short distance from schools for ages. Featuring a spacious living room measuring over 25ft in length and an open plan kitchen/diner. The kitchen has matching wall and base units with an integrated double oven, a 5-ring gas hob and a dishwasher. There is space for a fridge and freezer in the kitchen as well as doors opening out to the rear garden. Additionally, there is a cloakroom on the ground floor and a utility room.

There are three bedrooms and a modern family bathroom on the first floor, one of the bedrooms has fitted wardrobes. Furthermore, the house benefits from gas central heating and double glazing.

To appreciate the space the house offers and its further potential in full, your earliest viewing comes highly recommended!

13 Bancroft Road, Bexhill-on-Sea, East
Sussex, TN39 4AG

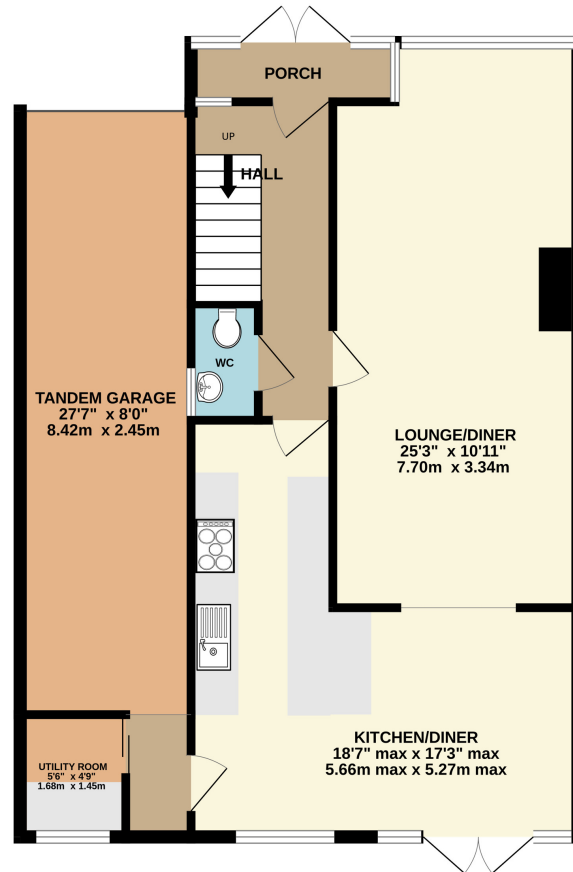
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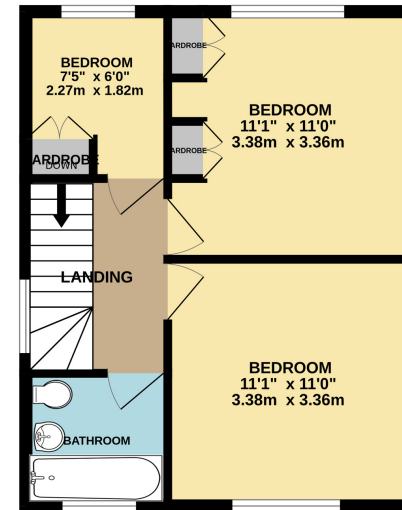
Key Features:

- Extended Semi-Detached House
- Tandem Garage & Off Road Parking
- Modern Open Plan Kitchen/Diner
- Close To Schools For All Ages
- Three Bedrooms
- Large West Facing Rear Garden
- Utility Room

GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

Off-road parking is available at the front of the property and there is a front garden laid to lawn. Access is available into the tandem garage via an up & over door, the garage benefits from power and light.

The sizeable rear garden is west-facing and predominantly laid to lawn. There are mature trees within the garden and seating areas ideal for alfresco dining.

Location

The house is situated in a quiet cul-de-sac location within close proximity to local Schools & amenities. Bexhill own centre & the iconic seafront promenades are just under a mile away, along with Bexhill mainline railway station, offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

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