



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

Guide Price £320,000- £335,000 Well Proportioned Three Bedroom Semi Detached House With Double Garage
£320,000 - Freehold





Introducing this charming three-bedroom semi-detached house, perfectly situated in a convenient residential location that offers both comfort and accessibility. This attractive property presents well-balanced accommodation designed to meet the needs of modern family living, making it an ideal purchase for those seeking a spacious and versatile home with great curb appeal.

Upon entering, you are welcomed into a bright and airy open plan kitchen/diner that serves as the heart of the home. The kitchen is thoughtfully designed with ample worktop and storage space, providing an ideal setting for meal preparation and family gatherings. The open plan layout flows seamlessly into the dining area, creating a social atmosphere that is perfect for entertaining friends or enjoying quality family time.

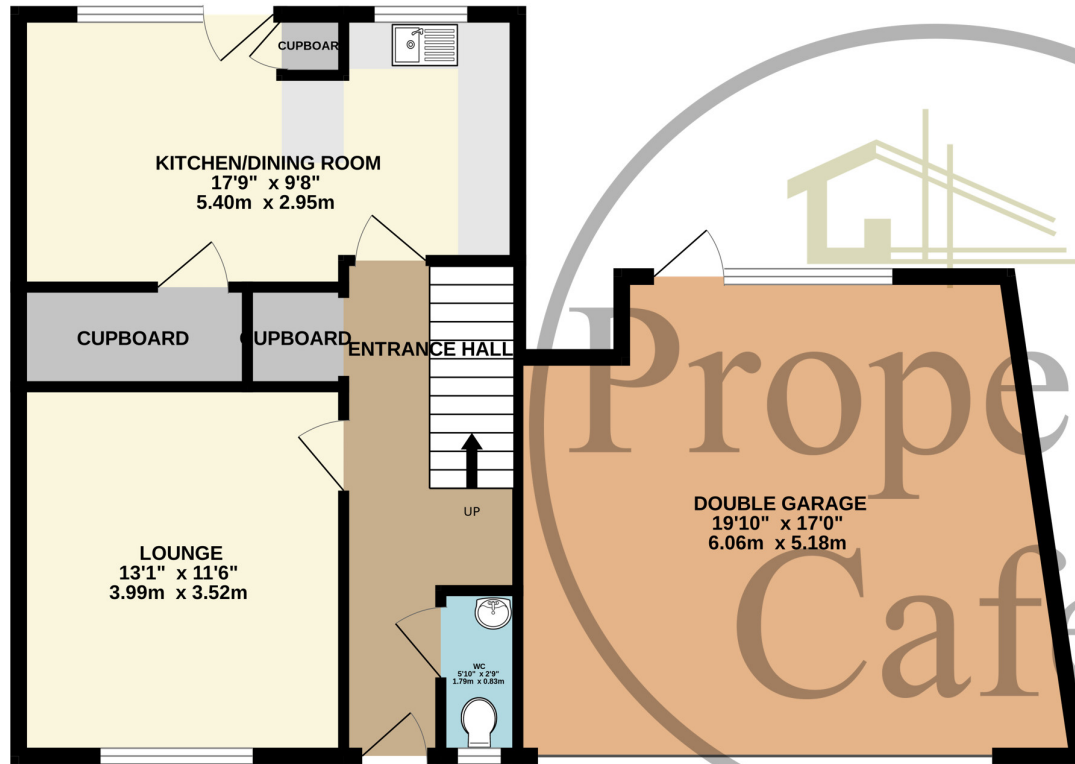
The property features two comfortable reception rooms, offering flexible living spaces to suit various lifestyles. Whether you choose to use the additional room as a formal lounge, playroom, or home office, the generous proportions make it a valuable and adaptable part of this lovely home. Large windows throughout ensure rooms are filled with natural light, enhancing the warm and inviting ambiance.

Accommodation includes three well-proportioned bedrooms, each offering ample built-in storage to keep your living areas clutter-free. The modern fitted family bathroom boasts contemporary fixtures and a stylish

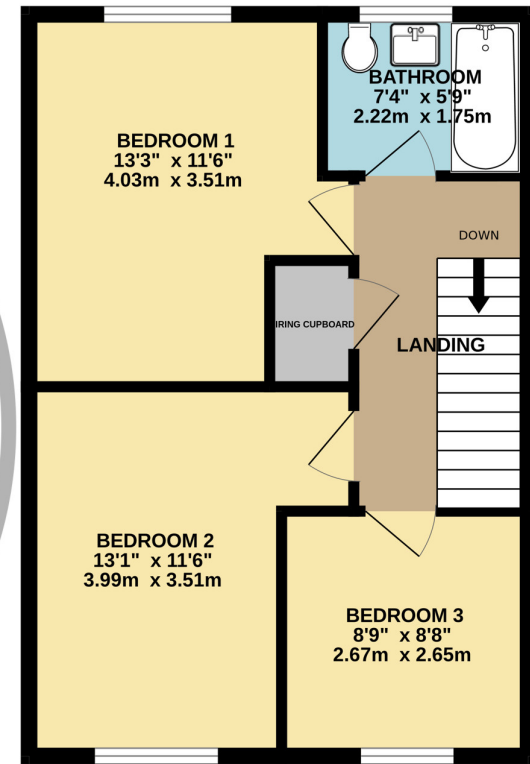


Viewing is highly recommended to fully appreciate the spacious accommodation, practical features, and appealing location this delightful three-bedroom semi-detached house has to offer. Don't miss the chance to make this wonderful property your new home – contact us today to arrange a viewing and take the first step towards your next chapter.

GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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Bedrooms: 3
Receptions: 2
Council Tax: Band B
Council Tax: Rate 1985
Parking Types: Driveway. Garage.
Heating Sources: Central.
Electricity Supply: Mains Supply.
EPC Rating: C (71)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(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	

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.





The property is situated in a very popular residential area of Bexhill close by to excellent primary & secondary schools, hospital and positioned only a short walk to Sidley high street. Bexhill town centre itself offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Semi-Detached House For Sale
 - Double Garage With Up & Over Door
 - Open Plan Kitchen/Diner.
 - Three Well Proportioned Bedrooms
 - Modern Fitted Family Bathroom
- Off-Road Parking For Two Cars
 - Ample Built In Storage
- Convenient Residential Location
 - Sold With No Onward Chain
 - Viewing Highly Recommended