



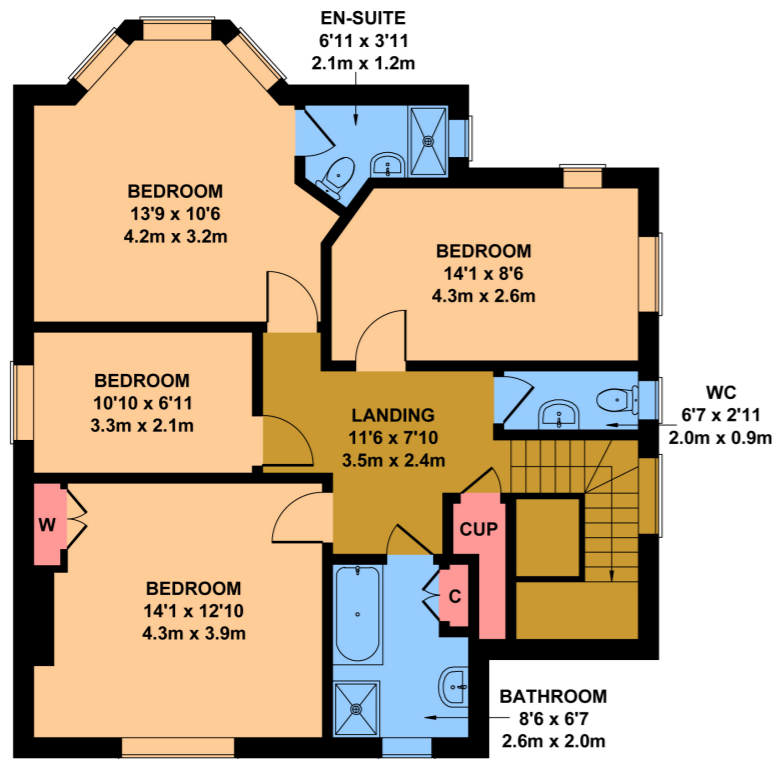
22, Glyne Ascent

£575,000

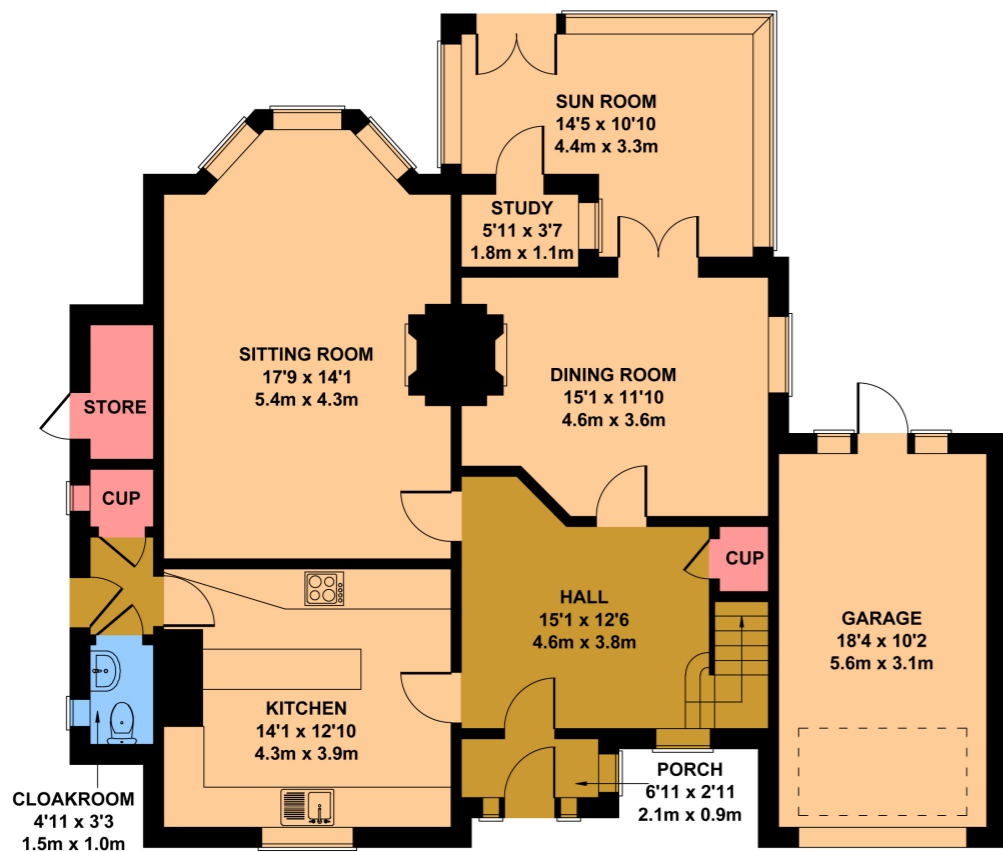
Bexhill-on-Sea
East Sussex
TN40 2NX



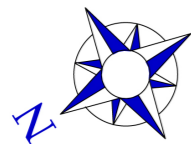
Abbott &
Abbott
Estate Agents, Valuers and Lettings



FIRST FLOOR
APPROX. FLOOR
AREA 861 SQ.FT.
(80.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1257 SQ.FT.
(116.8 SQ.M.)



Not to Scale. Produced by The Plan Portal 2024
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Abbott & Abbott Estate Agents offer for sale this delightful detached house of character, offering bright and spacious family-size accommodation and situated in a lovely road of individual properties, just a few hundred yards from the Ravenside shopping complex and Bexhill College. Built around 1925, the property provides four good size bedrooms - the main bedroom with bay window and en suite shower and a further bedroom with a wide vista of the sea, two good reception rooms - both with fireplaces and wood flooring, a sun room overlooking the garden, a spacious entrance hall, and a contemporary bathroom. A particular feature is the excellent kitchen - of a good size, with integrated appliances and attractive units with quartz surfaces. Outside, there is a garage and pretty gardens to the front and rear.

The property is well situated, close to local buses in Hastings Road and De la Warr Road and within easy reach of the beach at Glynne Gap. The town centre is just under a mile distant.

Enclosed Entrance Porch

Tiled floor. Part-glazed door to:

Spacious Entrance Hall

15' 1" x 12' 6" (4.60m x 3.81m) A lovely entrance to the property, with stairs to the first floor with understairs storage cupboard. Radiator.

Sitting Room

17' 9" plus bay window x 14' 1" (5.41m x 4.29m) A good size room overlooking the rear garden. Fireplace with ornate surround, television point, radiators.

Dining Room

15' 1" x 11' 10" (4.60m x 3.61m) A room with a southerly aspect. Handsome brick-built fireplace, recessed display shelving and cupboards, radiator. Glazed double doors to:

L-Shaped Sun Room

14' 5" max x 10' 10" max (4.39m x 3.30m) Overlooking the rear garden, with tiled flooring and radiator. uPVC double glazed door to the rear garden. Glazed door to Study area, 5' 11" x 3' 7" (1.80m x 1.09m), with light and power.

Kitchen/Breakfast Room

14' 1" x 12' 10" (4.29m x 3.91m) A particular feature of the property, most attractive and well equipped with an extensive range of base storage units comprising cupboards, drawers and quartz work surfaces, matching wall-mounted storage cupboards, plus a peninsular unit with quartz work surface, storage cupboards and breakfast bar. Range of integrated appliances including ceramic five-burner induction hob with extractor hood, Bosch electric eye-level double oven, Bosch eye-level microwave, fridge, freezer units and dishwasher. Inset sink with half bowl and mixer tap, ceiling inset spotlights, radiator. Door to:

Rear Lobby

Door to side access. Door to built-in larder housing plumbing for washing machine. Further door to:

Cloakroom

Part-tiled walls and white suite comprising WC and wash basin. Radiator.

First Floor Landing

Built-in linen cupboard. Trap access to loft space.

Bedroom One

13' 9" x 10' 6" into bay window (4.19m x 3.20m) A bright room overlooking the rear garden. Radiator. Door to:

En Suite Shower

Tiled walls, tiled flooring and white suite comprising shower cubicle with plumbed shower unit, wash basin, and WC. Electric shaver point, chrome heated towel rail.

Bedroom Two

14' 1" x 12' 10" (4.29m x 3.91m) A west-facing room with distant sea glimpses. Built-in wardrobe, radiator.

Bedroom Three

14' 1" x 8' 6" (4.29m x 2.59m) A double aspect room, but predominantly south, with a wide vista of the sea. Radiator.

Bedroom Four

10' 10" x 6' 11" (3.30m x 2.11m) Radiator.

Bath/Shower Room

Tiled walls, tiled flooring and a white suite comprising tile-panelled bath with mixer tap and shower attachment, shower cubicle with plumbed shower unit, and vanity unit with inset washbasin with mixer tap and storage below. Electric shaver point, heated towel rail. Airing cupboard housing insulated hot water cylinder.

Separate WC

With wash basin

Outside

Driveway leading to:

Garage

18' 4" x 10' 2" (5.59m x 3.10m) Up & over door, light, power points. Rear personal door to rear garden.

Gardens

Lawned front garden, with ornamental shrub borders. Pretty rear garden, again mainly lawn with ornamental shrub borders and a paved patio area. Raised area of decking housing a good size, timber-built summerhouse, with power.

Council Tax Band

E (Rother District Council)

EPC Rating

D