



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£275,000** Carfax Close, Bexhill-on-Sea TN39 5EG  
🛏️ 3 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception







## AT A GLANCE...

Bexhill Estates are pleased to present for sale this end-of-terrace house with NO ONWARD CHAIN. The house is situated in a popular residential area, close to local amenities and offers accommodation in brief comprising; An enclosed entrance porch opening into the modern fitted kitchen with a range of fitted wall units & base units with laminated work surfaces and space for appliances. Located off the kitchen is the dining room, which in turn opens into the lounge with a sliding door to the garden. There is a further opening into the lobby area housing the boiler. On the first floor can be found three good-sized bedrooms and a family bathroom. In addition, the property has a ground-floor cloakroom, double glazing, gas central heating, a garage en-bloc and NO ONWARD CHAIN!



### Key Features:

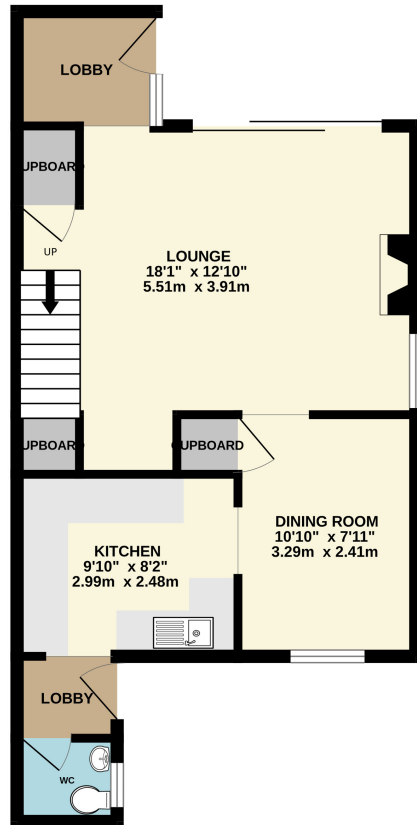
- End Of Terrace House
- Two Reception Rooms
- Garage En Bloc
- Gardens To Front & Rear
- Three Bedrooms
- No Onward Chain
- Close To Local Amenities
- Gas Central Heating & Double Glazing

17 Carfax Close, Bexhill-on-Sea, East Sussex,  
TN39 5EG

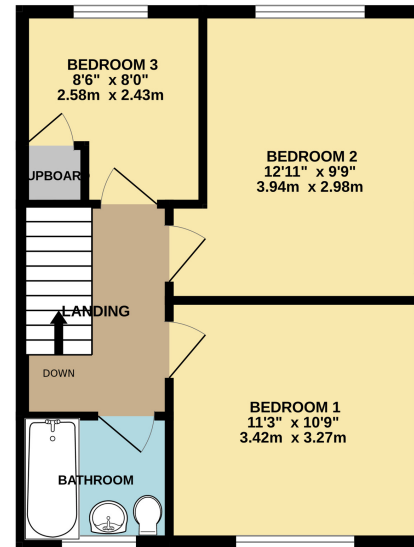
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GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 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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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.





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

#### OUTSIDE -

The property has gardens to both the front and rear. Well-established with a selection of shrubs and plants.

#### LOCATION -

The house is located in a popular location North of Bexhill. Close by you will find Primary & secondary school, useful convenience stores and bus routes. Bexhill Town Centre and seafront promenade are just 1.9 miles away.

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