





BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Camperdown Street, Bexhill-on-Sea, East Sussex TN39
£345,000 ^{5BE}
 3 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

We are delighted to offer for sale this spacious semi-detached house within walking distance of schools for all ages. The house benefits from modern fixtures & fittings and accommodation which includes; A spacious dual-aspect kitchen/diner with matching wall and base units, an integrated oven & hob, as well as space for appliances and a built-in waste disposal unit. The ground floor also includes a spacious lounge, a study, and a cloakroom. There is an en-suite shower room and fitted wardrobes in the master bedroom on the first floor. There are two further bedrooms and a shower room. The property also boasts insulated, partially boarded loft space, double glazing, regularly serviced gas central heating, newly laid carpets, re-decoration throughout, and a Hive heating and hot water system.



Key Features:

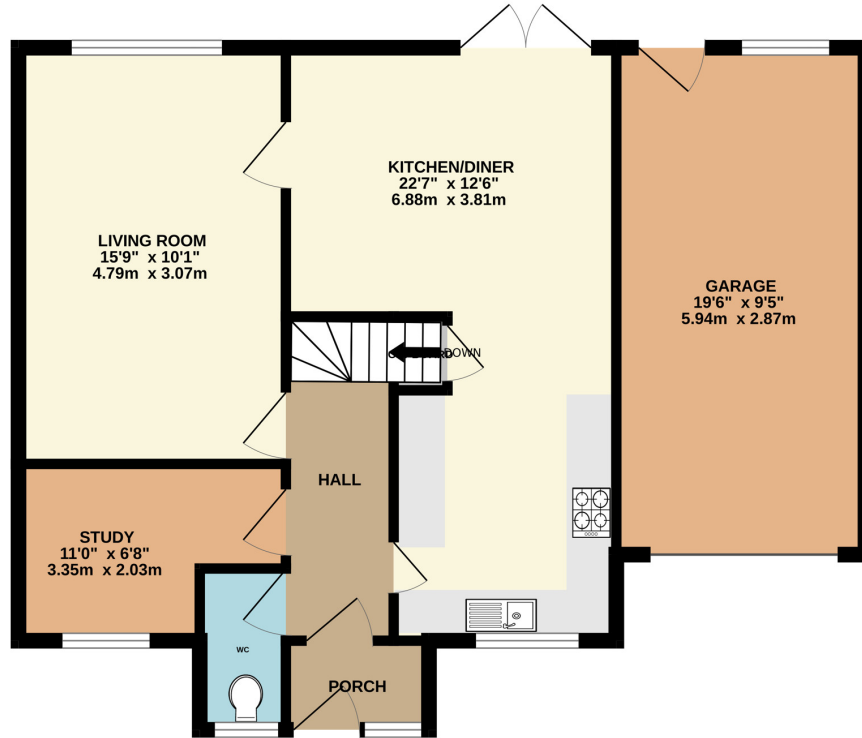
- Modern Semi Detached House
- Two Bathrooms
- Off-Road Parking & Garage
- Three Bedrooms
- South-Facing Garden
- Double Glazing & Gas Central Heating

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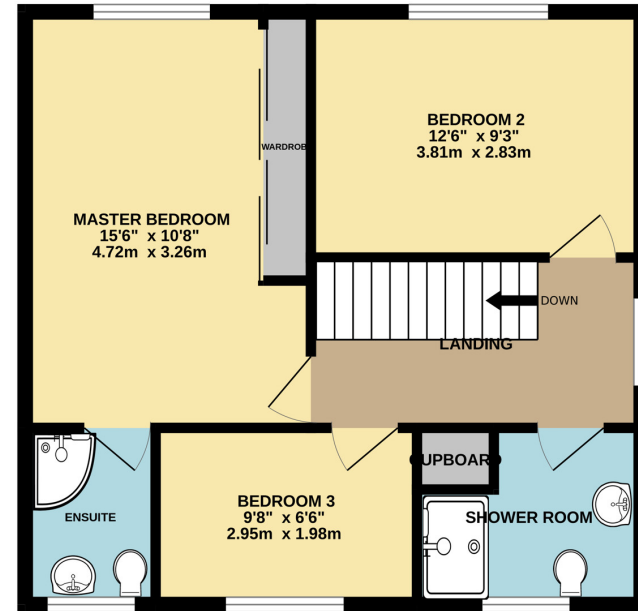
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GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Outside

The front garden is laid to lawn with a driveway providing off-road parking for approximately 3/4 vehicles. Access is available into the garage via an up & over door, benefitting from both power & light. The rear garden is predominantly laid to lawn and south-facing. There is a patio area ideal for alfresco dining and a garden shed with power & light.

Location

The house is situated within proximity to local Schools & amenities. Bexhill Town Centre & seafront promenades are just 1.5 miles away and Bexhill mainline railway station is just 1.5 miles away offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. A selection of children's nurseries, primary Schools and Secondary Schools are all within walking distance.

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