8, Winceby Close

£875,000

Bexhill-on-Sea
East Sussex
TN39 3EF

3x 2x 1x

Abbott & Abbott
Estate Agents, Valuers and Lettings

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UPVC Double Glazed Conservatory

Bedroom One

Lounge/ Dining Room

En Suite

Wet Room

Kitchen/ Breakfast Room

Hall

Hall

Bedroom Three

Bedroom Two

B

Garage
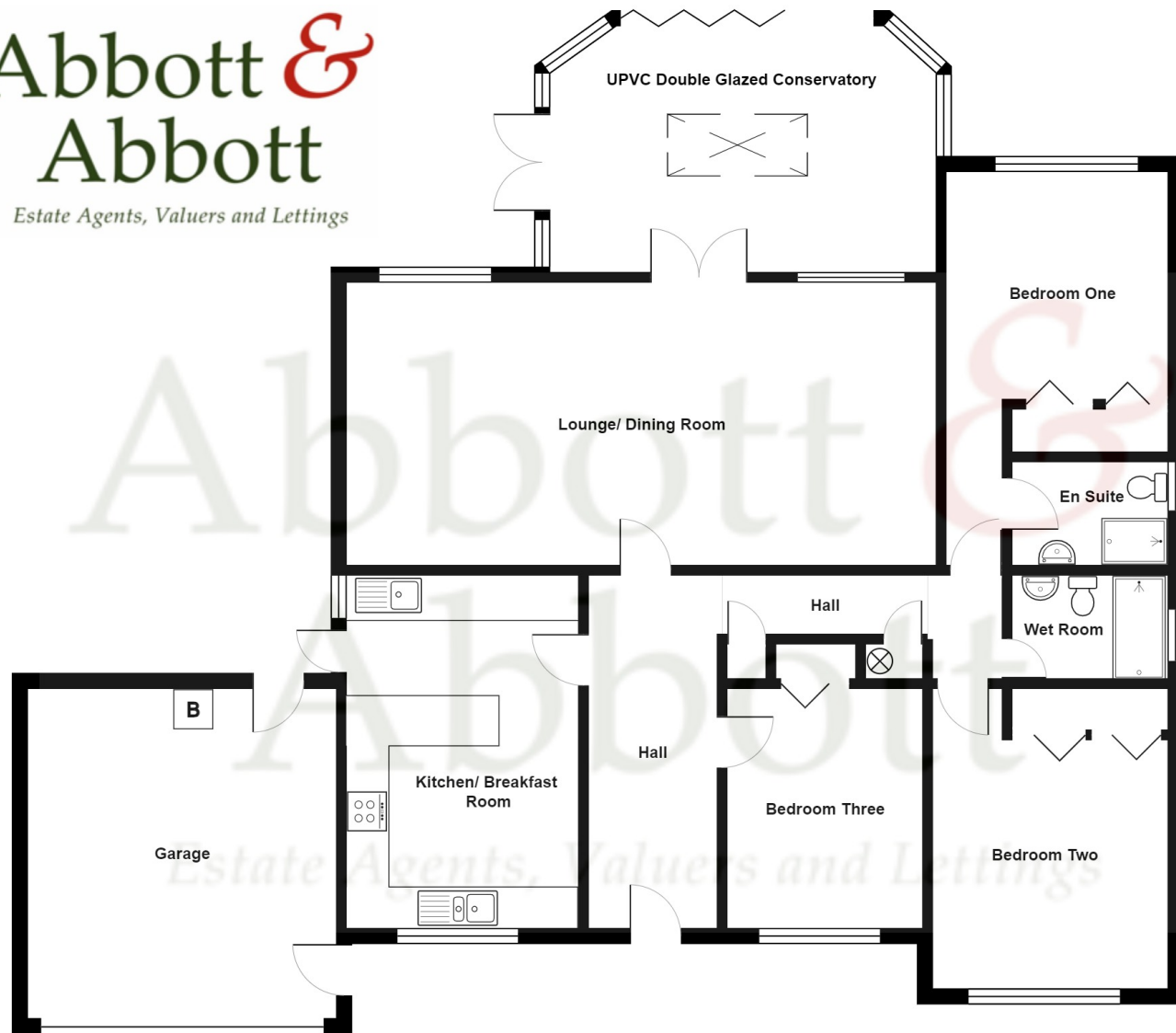
Total Area: 169.2 m² ... 1821 ft²

All measurements are approximate and for display purposes only

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Abbott & Abbott Estate Agents offer for sale this delightful and well presented detached bungalow of highly distinctive design, situated in an exclusive cul-de-sac off South Cliff, just a few hundred yards from the beach and within easy reach of the town centre. Built in the early 1990's by local builders of quality, Freshfield Properties, the property offers bright, well-planned accommodation which includes three bedrooms - one with en suite shower and all with built-in wardrobes, a superb 28'8 lounge/dining room overlooking the rear garden, an 18'9 conservatory with bi-fold doors opening onto the rear garden, a large kitchen/breakfast room with integrated appliances, and a further wet room with contemporary suite. Outside, there is a double garage and pretty gardens.

The property is situated in a choice location, approximately midway (1 mile) between the town centre and Cooden Beach railway station and golf course.

This is a much favoured and sought-after close where properties are rarely available. Viewing is highly recommended.

Covered Entrance Porch

Providing covered and ramped access to the side personal door into the garage. uPVC double glazed door to:

L-Shaped Entrance Hall

A good entrance to the property, with built-in coats cupboard, airing cupboard housing hot water cylinder, trap access to loft, radiator.

Lounge/Dining Room

28' 8" x 13' 9" (8.74m x 4.19m) A lovely, light and open room overlooking the rear garden. Contemporary electric fire, television point, radiators. uPVC double glazed double doors to:

uPVC Double Glazed Conservatory

18' 9" x 12' 0" (5.71m x 3.66m) An excellent addition to the property, with bi-fold doors opening onto the rear garden, plus additional double doors opening to the side. Ceiling inset spotlamps, radiator, lantern window.

Kitchen/Breakfast Room

16' 0" x 11' 3" (4.88m x 3.43m) Well equipped with an excellent range of base storage units comprising cupboards, drawers and extensive work surfaces, plus matching wall-mounted storage cupboards. Inset sink with half bowl, mixer tap and drainer, tiled splashbacks, gas hob with extractor hood, electric double oven, integrated microwave, dishwasher, breakfast bar. Utility area with additional base storage cupboards and matching wall cupboards, integrated fridge and freezer units, further sink with mixer tap and drainer, tiled splashbacks, plumbing for washing machine, radiator. uPVC double glazed door to rear garden.

Bedroom One

13' 7" plus long door recess x 11' 8" (4.14m x 3.56m) Overlooking the rear garden, with built-in wardrobe with folding mirror-fronted doors, television point, radiator. Door to:

En Suite Shower

Part-tiled walls and contemporary suite comprising walk-in shower with glazed screens and plumbed shower units, pedestal wash basin with mixer tap, and WC. Strip light/shaver point, chrome heated towel rail.

Bedroom Two

11' 8" x 11' 7" plus long door recess (3.56m x 3.53m) Built-in wardrobe with folding doors, television point, radiator.

Bedroom Three

11' 7" x 9' 7" (3.53m x 2.92m) Built-in wardrobe with folding doors, telephone point, radiator.

Wet Room

Part-tiled walls, tiled flooring and a contemporary suite comprising walk-in shower with glazed screen and plumbed shower units, wash basin with mixer tap, and WC. Chrome heated towel rail.

Outside

Brick-paved driveway, providing parking for at least two cars, leading to:

Double Garage

17' 6" x 15' 0" wide (5.33m x 4.57m) Electric up & over door, light, power. Viessman wall-mounted gas-fired boiler, uPVC double glazed personal doors to the covered entrance porch and to the rear garden.

Gardens

Open-plan front garden, mainly lawn with ornamental shrub borders and raised brick-built planters. Side access to pretty rear garden, again mainly lawn with ornamental shrub borders and paved patio area.

Council Tax Band

G (Rother District Council)

EPC Rating

C