



9 Abbey View, Bexhill-on-Sea, East Sussex, TN40 2LR
Spacious Two Bedroom Detached Bungalow For Sale £357,500 - Freehold

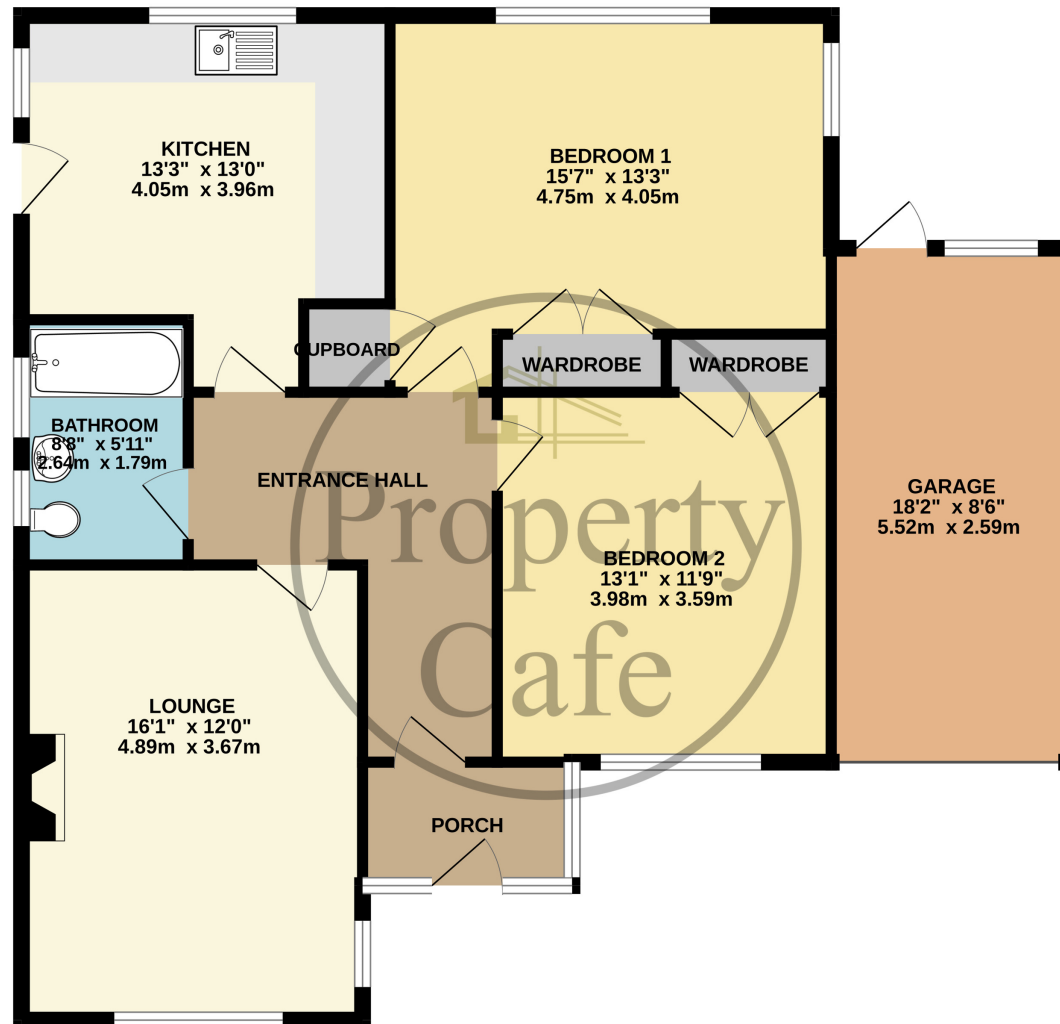




Property Café are delighted to present to the market this extremely spacious & well positioned, two bedroom, detached bungalow for sale in a quiet cul-de-sac within Bexhill. Accommodation and benefits include; An entrance porch leading to a light & airy inner hallway of the bungalow giving access to all internal rooms; Spacious dual aspect lounge offering an excellent space to relax/entertain; Fitted kitchen/breakfast room with plenty of cupboards & worktop area in addition to space for freestanding white goods; Two well proportioned double bedrooms both with fitted wardrobes; Fitted family bathroom comprising of bath & overhead shower attachment, wash basin & WC. Externally the bungalow boasts a generous private rear garden; single garage with up & over door as well as access via the rear and off-road parking for several cars. This property is offered for sale with gas central heating & double glazed with scope and potential to improve. Sold with no onward chain, we recommend you view at your earliest convenience.



GROUND FLOOR
1044 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (96.9 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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Bedrooms: 2
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2457.1
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (58)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	84
(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 & quiet cul-de-sac set within a residential area of Bexhill, positioned very conveniently for easy access to Ravenside Retail Park, Bexhill college, Local primary & secondary schools and the new 'Link Road' connecting Bexhill, St Leonards & Hastings significantly improving travel time to the A21 & conquest hospital. There are regular bus stops close by with services to Eastbourne & Hastings and mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

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| <ul style="list-style-type: none"> • Two Bedroom Detached Bungalow For Sale <ul style="list-style-type: none"> • Generous & Flat Private Rear Garden • Off-Road Parking For Several Cars <ul style="list-style-type: none"> • Single Garage • Two Well Proportioned Double Bedrooms | <ul style="list-style-type: none"> • Scope & Potential To Improve • Quiet Residential Cul-De-Sac • Ample Fitted Storage Throughout <ul style="list-style-type: none"> • Sold With No Onward Chain • Viewing Highly Recommended |
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