



2 Pankhurst Close, Bexhill-on-Sea, East Sussex, TN39 5DL

Well Proportioned Three Bedroom Semi Detached House With Double Garage £340,000 - Freehold



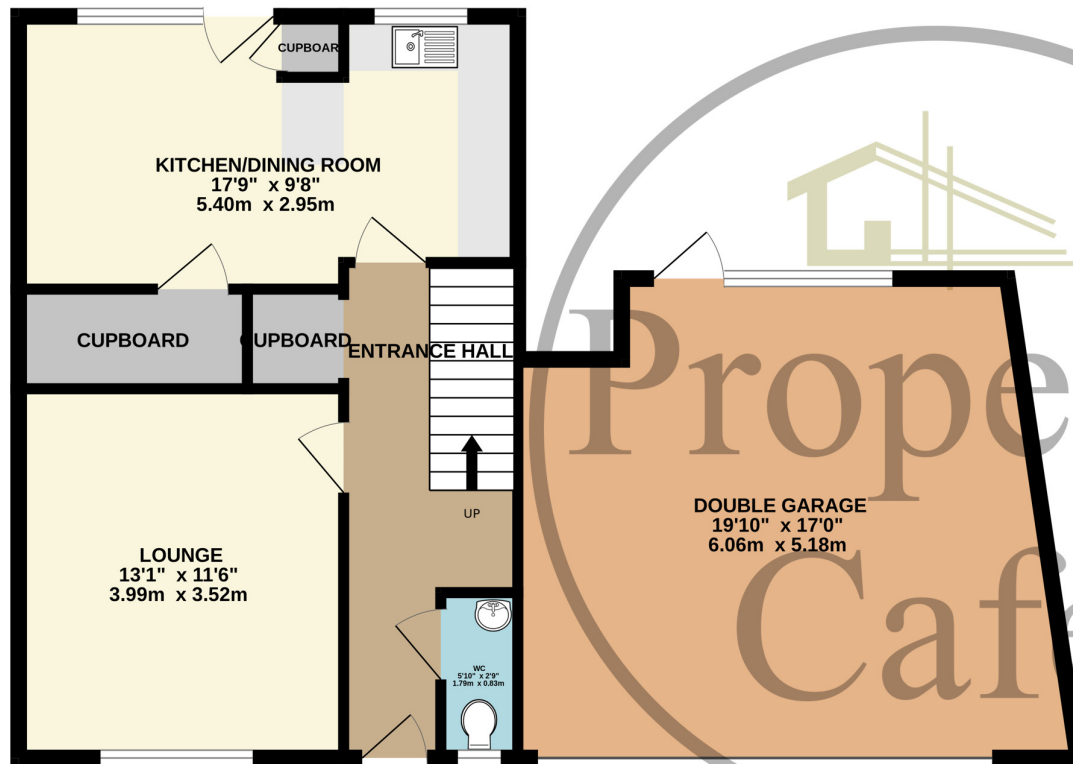




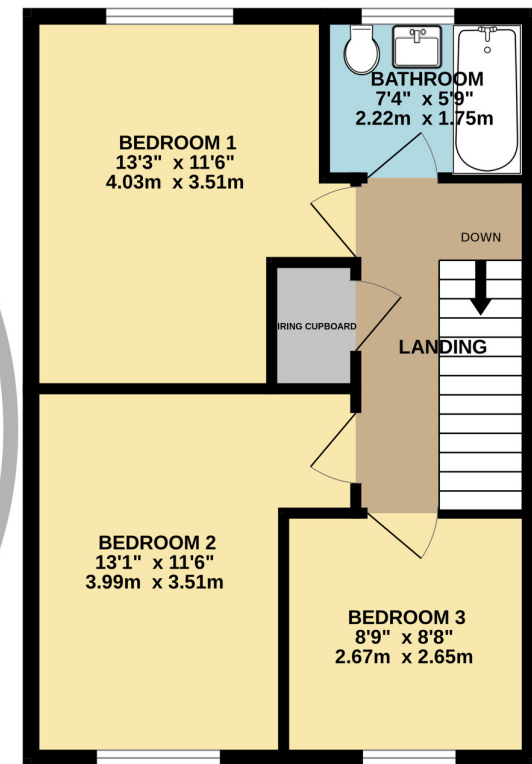
Property Cafe are delighted to present to the market this unique opportunity to purchase this three bedroom semi-detached house, with double garage, set within this convenient residential location close by to schools, shops and transport links. Accommodation and benefits include; A bright & airy entrance hall giving access to all ground floor rooms; Spacious lounge offering an excellent space to relax or entertain; Open plan kitchen/diner, the kitchen offering ample cupboard & worktop space as well as room for freestanding white goods; Ground floor WC. Upstairs consists of three well proportioned bedrooms and a family bathroom comprising of a bath with overhead shower, wash basin & WC. Externally the property boasts a private rear garden also offering an external store cupboard; Double garage with up & over door, rear access via the garden, light & power; Block paved double driveway suitable for two cars. The house is offered for sale having been well maintained, a recently updated boiler, gas central heating, double glazing and with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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:** 3  
**Receptions:** 2  
**Council Tax:** Band B  
**Council Tax:** Rate 1985  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (71)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

| 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>                            | 71                                                                                                                         | 77        |
| (55-68) <b>D</b>                            |                                                                                                                            |           |
| (39-54) <b>E</b>                            |                                                                                                                            |           |
| (21-38) <b>F</b>                            |                                                                                                                            |           |
| (1-20) <b>G</b>                             |                                                                                                                            |           |
| Not energy efficient - higher running costs |                                                                                                                            |           |
| England, Scotland & Wales                   | <small>EU Directive 2002/91/EC</small>  |           |



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 residential area of Bexhill close by to excellent primary & secondary schools, hospital and positioned only a short walk to Sidley high street. Bexhill town centre itself offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Semi-Detached House For Sale
  - Double Garage With Up & Over Door
    - Open Plan Kitchen/Diner.
  - Three Well Proportioned Bedrooms
    - Modern Fitted Family Bathroom
- Off-Road Parking For Two Cars
  - Ample Built In Storage
- Convenient Residential Location
  - Sold With No Onward Chain
- Viewing Highly Recommended