



32 Crowmere Avenue, Bexhill-on-Sea, East Sussex, TN40 2BA
Two Bedroom House For Sale With Private Garden & Scope To Improve £239,950 - Freehold

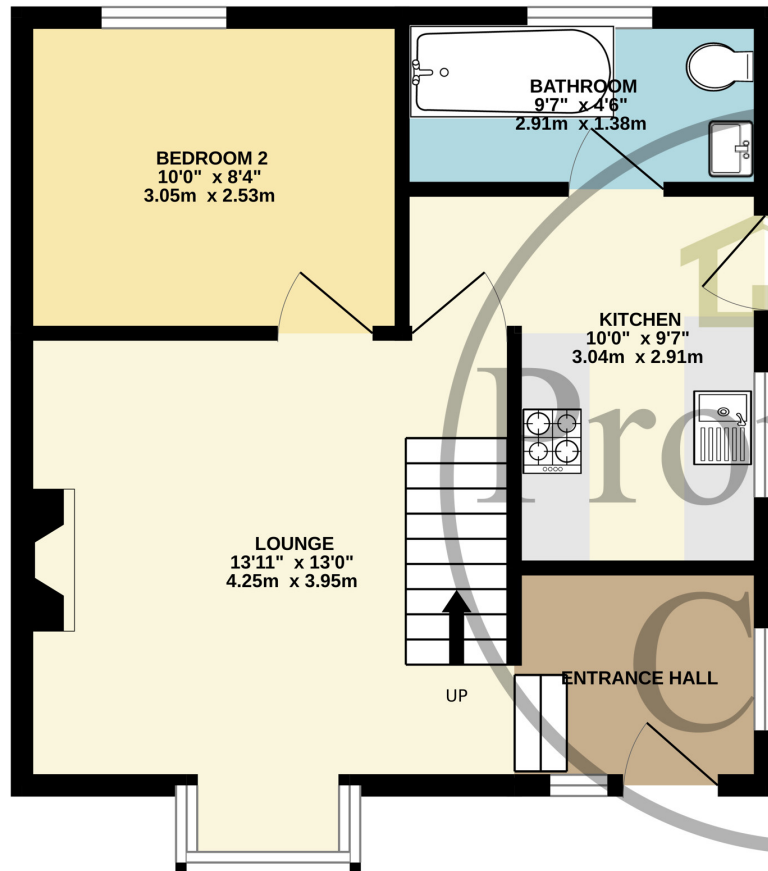




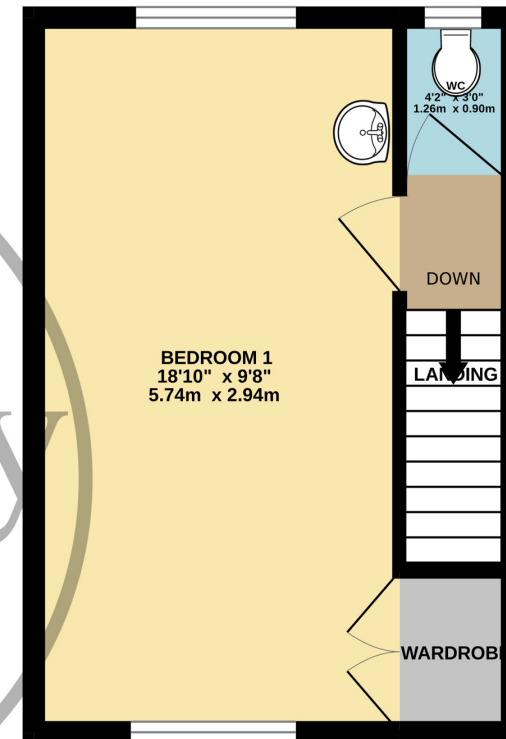
Property Cafe are delighted to present to the market this quirky & characterful two bedroom, end of terrace house for sale positioned in a sought after residential pocket of 'Chantry' Bexhill. Accommodation & benefits include; A generous & handy entrance lobby; lounge featuring a bay window & fire place; Modern fitted kitchen offering ample cupboard & worktop space in addition to an integrated oven & hob as well as space for freestanding white goods; Two double bedrooms, the master particularly large in size with an accompanying separate WC off the landing; Modern fitted ground floor family bathroom comprising of bath with overhead shower attachment, wash basin & WC. Externally the property boasts a private rear garden with shed and outside tap. This property is offered for sale in neutral colourschemes throughout, gas central heated, double glazed & to be sold with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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 B
Council Tax: Rate 1985.16
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (60)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(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 residential area of Bexhill close by to the hospital and positioned only a short walk to Bexhill old town. 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 & main 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.

- Two Bedroom End Of Terrace House For Sale
 - Modern Fitted Kitchen
 - 1st Floor Master Bedroom & Separate WC
 - Modern Fitted Bathroom.
 - Private Rear Garden
- Characterful & Quirky
- Gas Central Heated & Double Glazed Throughout
 - Sought After Residential Location
 - Sold With No Onward Chain
 - Viewing Highly Recommended