



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£275,000** 5 Buttercup Close, Bexhill On Sea TN40 2FU  
🛏️ 2 Bedroom 🚿 1 Bathroom 🪑 1 Reception  
OIEO



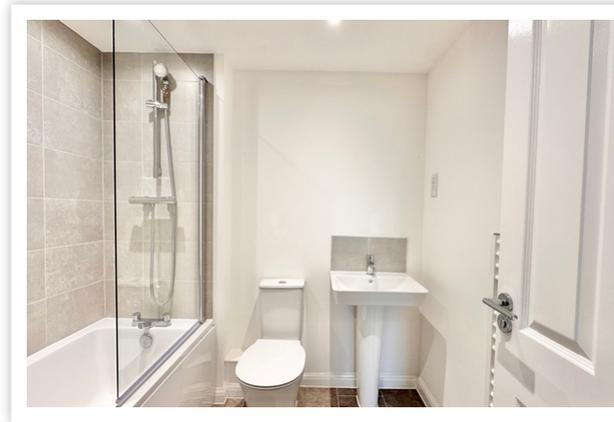
## AT A GLANCE...

This newly built end-of-terrace home benefits from the remainder of its NHBC warranty and is offered with no onward chain.

Ideally positioned in a popular location close to well-regarded schools for all ages, the property features contemporary fixtures and fittings throughout, off-road parking, and a low-maintenance rear garden.

The accommodation comprises an entrance hall with a cloakroom, leading into a generously sized open-plan kitchen/reception room with double doors opening onto the rear garden and a large storage cupboard. The kitchen is fully equipped with integrated appliances, including a fridge/freezer, washing machine, and dishwasher.

To the first floor are two double bedrooms, both with built-in wardrobes, and a modern bathroom suite. To fully appreciate everything this attractive home has to offer, early viewing is highly recommended.



### Key Features:

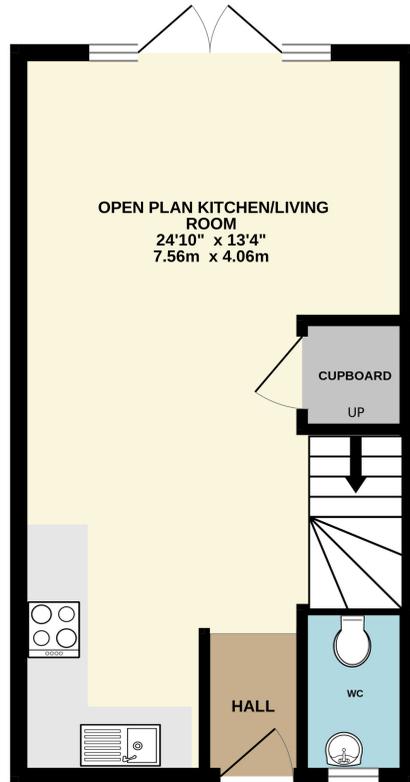
- End Of Terrace House
- No Onward Chain
- Modern Fitted Kitchen & Bathroom
- Two Double Bedrooms
- Popular Location Close To Schools For All Ages
- Off Road Parking

5 Buttercup Close, Bexhill On Sea, East Sussex, TN40 2FU

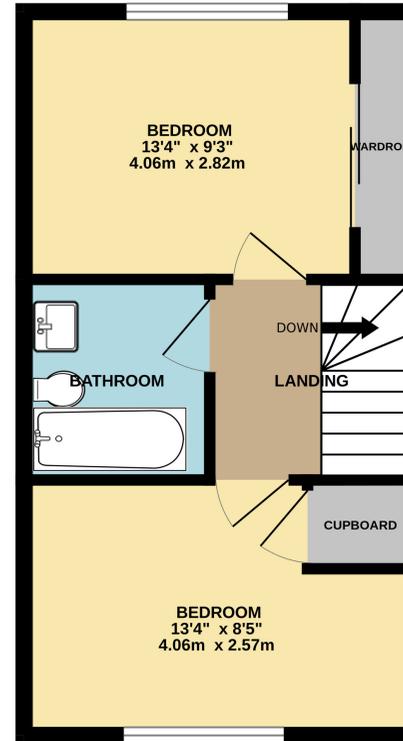
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GROUND FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(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		EU Directive 2002/91/EC	

### Exterior

To the front of the property there is an off-road parking space and gated access to the rear garden. The rear garden is predominantly laid to lawn with a garden shed, patio area and an area of raised decking ideal for alfresco dining.

### Location

The property is located in a popular location within walking distance to Schools for all ages. Bexhill Town Centre and seafront promenades are just over a mile away, the mainline train station is also just over a mile away with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The closest secondary School is St Richards Catholic college boasting an 'Outstanding' OFSTED rating together the well-regarded Bexhill 6th form college is close by.

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