



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£285,000 21 Springfield Road, Bexhill-on-Sea TN40 2BX
2 Bedroom 1 Bathroom 2 Reception



AT A GLANCE...

This mid-terrace house boasts an immaculate decor and modern fixtures and fittings. Located just over a mile from Bexhill Town Centre and the iconic seafront promenades, this house has been lovingly maintained and offers accommodation including; A spacious double aspect lounge/dining area with a bay window and dual fuel log burner. The modern fitted kitchen features matching wall and base units, an oven, hob, and fridge/freezer. Additionally, there is space for further appliances and double doors opening out to the rear garden. You will find two double bedrooms on the first floor, as well as an impressive four-piece bathroom suite. The house also has double glazing throughout and a regularly serviced combi-boiler to provide gas central heating.



Key Features:

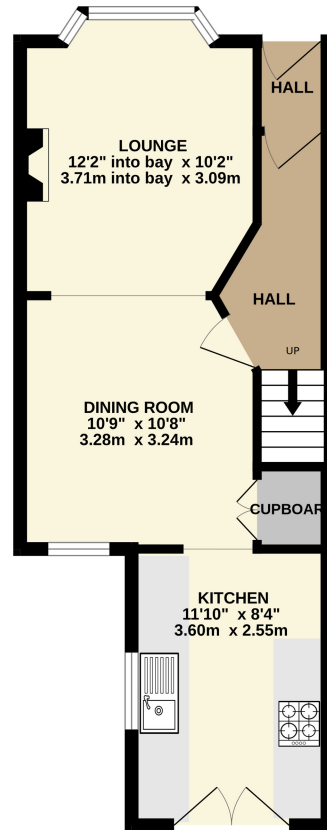
- Immaculate Mid-Terrace House
- Modern Kitchen & Impressive Bathroom Suite
- Modern Fixtures & Fittings
- Popular Chantry Location
- Two Double Bedrooms
- Large Rear Garden
- Double Glazing & Gas Central Heating
- Lounge With Dual Fuel Log Burner

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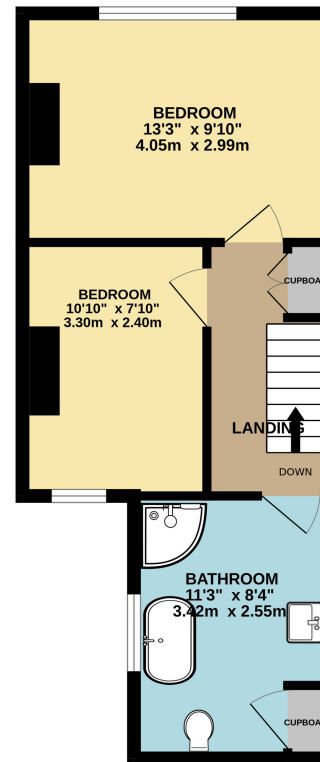
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GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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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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.



EXTERIOR:

There is a low maintenance front garden with a path and several stairs to the front door. The rear garden has a patio area ideal for alfresco dining, an area of lawn and garden shed.

LOCATION:

The house is located in the popular Chantry area of Bexhill and within walking distance to Chantry Primary School. Bexhill Town Centre, seafront promenades are just over a mile away, the mainline train station is just 1 mile away with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The closest secondary School being St Richards Catholic college boasting an 'Outstanding' OFSTED rating and the well-regarded Bexhill 6th form college being just 0.9 miles away.

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