



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

48 Camperdown Street, Bexhill-on-Sea, East Sussex
TN39 5BE
£219,950 2 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This well-presented mid-terrace house is being offered for sale with no onward chain. A number of amenities and schools are within walking distance of the property, which comes with newly laid carpets and recent redecorating. Accommodation includes a living room with a feature fireplace, as well as a large storage cupboard. There are a variety of matching wall units and base units in the kitchen/diner, along with space and plumbing for appliances. Additionally, there is a bathroom on the ground floor. Two large double bedrooms are located on the first floor, one of which has a built-in wardrobe. The house is double-glazed, gas centrally heated via a combination boiler, just three years old, and has a valid electrical safety certificate.



Key Features:

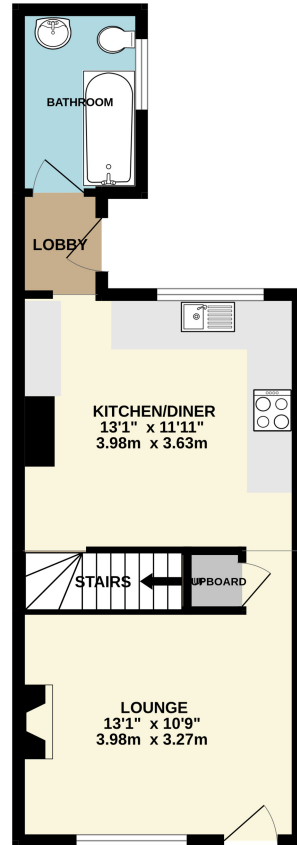
- Mid-Terrace House
- Courtyard Garden
- Recently Redecorated
- Close To Local Amenities & Schools
- Two Large Double Bedrooms
- No Onward Chain
- Newly Laid Carpets

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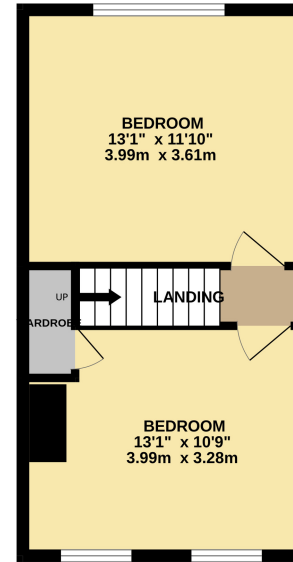
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GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.




TOTAL FLOOR AREA: 716 sq.ft. (66.5 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+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Outside

There is small low-maintenance front garden, together with a courtyard at the rear with a garden store and an area of raised decking, ideal for alfresco dining.

Location

The house is situated within proximity to local Schools & amenities. Bexhill Town Centre & seafront promenades are just 1 mile away and Bexhill mainline railway station is just 1 mile away offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. A selection of children's nurseries, primary Schools and Secondary Schools are all within walking distance.

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