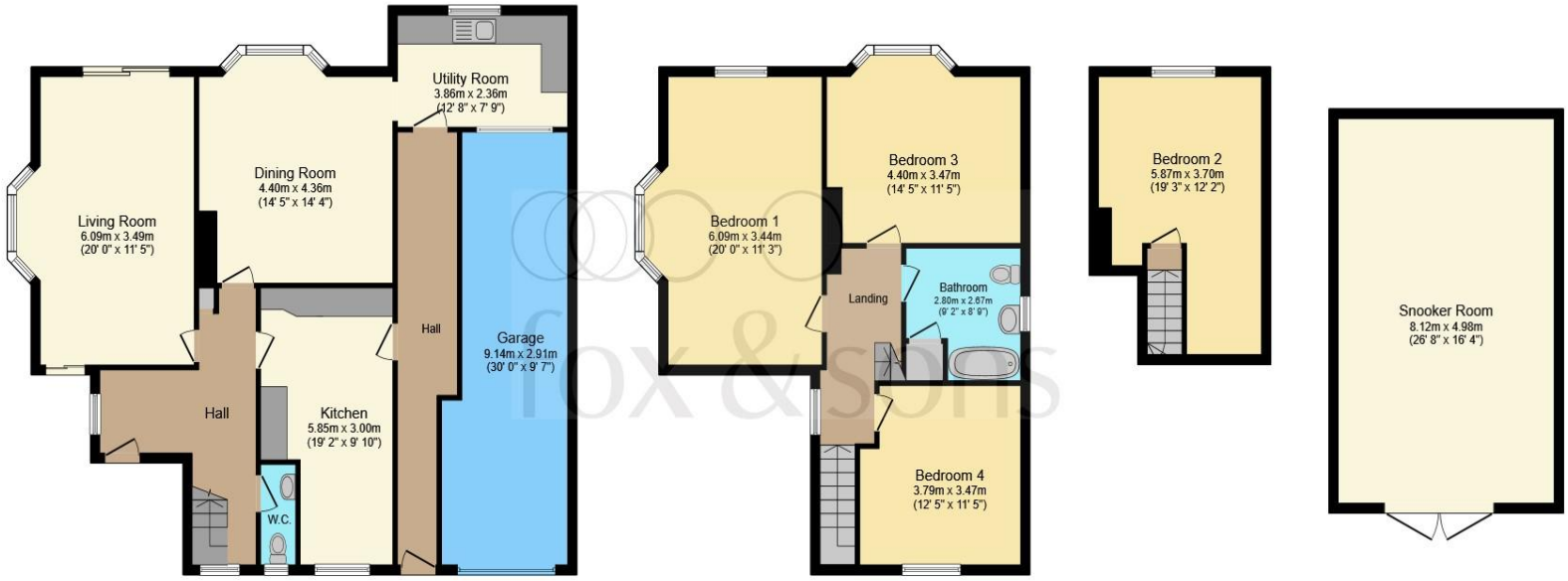
Old Manor Close, Bexhill-On-Sea TN40 1SL

fox & sons

welcome to

Old Manor Close, Bexhill-On-Sea

Set on an elevated plot in a particularly sought after location just half a mile from Bexhill train station is this superb FOUR BEDROOM DETACHED FAMILY HOME, offering exciting scope to improve and available with no onward chain. There are additional out of the ordinary selling points with the proper



Total floor area 248.6 m² (2,676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Kitchen
19' 2" x 9' 10" (5.84m x 3.00m)

Living Room
20' x 11' 5" (6.10m x 3.48m)

Dining Room
14' 4" x 14' 5" (4.37m x 4.39m)

Utility Room
7' 9" x 12' 8" (2.36m x 3.86m)

W C

Bedroom One
20' x 11' 3" (6.10m x 3.43m)

Bedroom Two
11' 5" x 12' 5" (3.48m x 3.78m)

Bedroom Three
11' 5" x 14' 5" (3.48m x 4.39m)

Bathroom

Bedroom Four
19' 3" max x 12' 2" (5.87m max x 3.71m)

Snooker Room
26' 8" x 16' 4" (8.13m x 4.98m)

Garage
30' x 9' 7" (9.14m x 2.92m)

welcome to

Old Manor Close, Bexhill-On-Sea

- Four Bedrooms
- No Onward Chain
- Two Reception Rooms
- Snooker Room
- Swimming Pool

Tenure: Freehold EPC Rating: D
Council Tax Band: F

guide price

£600,000

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BOS111657

The Property Ombudsman

Property Ref:
BOS111657 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01424 224243

BexhillonSea@fox-and-sons.co.uk

1 Devonshire Square, BEXHILL-ON-SEA, East Sussex, TN40 1AB

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.