



## Brinklehurst Drive, Bexhill-On-Sea TN40 2FL

Offers in excess of £269,500



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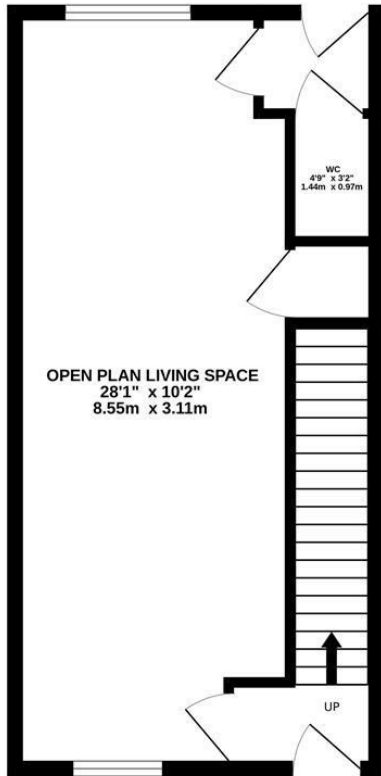
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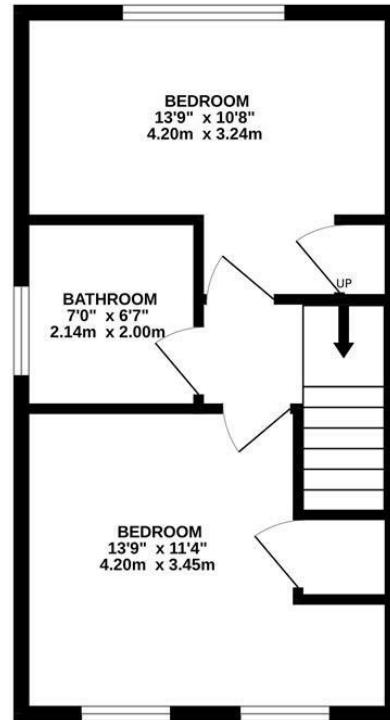
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A BEAUTIFULLY PRESENTED two bedroom end of terrace house situated in a sought after location within easy reach of the link road, local shops, schools and good transport links. The accommodation here enjoys an OPEN PLAN LIVING SPACE with plenty of room for a dining table creating a sociable space with a DUAL ASPECT and contemporary fitted kitchen with integrated appliances. There is also a handy DOWNSTAIRS CLOAKROOM and a rear porch giving access to the garden. The first floor houses TWO WELL-PROPORTIONED DOUBLE BEDROOMS, both with built-in storage, together with a stylish family bathroom which is fitted with a shower over the bath. Externally the enclosed rear garden is mainly laid to lawn providing a FAMILY FRIENDLY SPACE. At the front of the property there are two allocated OFF ROAD PARKING SPACES and one EV charging point. Constructed in 2017 this fantastic property benefits from 3 years remaining on the NHBC.

GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



FIRST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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