



Wyatt
Hughes
Residential Sales

Glenburn Close
Bexhill-On-Sea, TN39 5JF

Offers in the region of £275,000 Freehold

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Glenburn Close, Bexhill-On-Sea, TN39 5JF

A three bedroom semi detached house situated in a small close within Bexhill. The property is within easy walking distance from local shops, schools and other amenities.

Accommodation comprises of entrance hallway, kitchen with an outlook to the front, living/dining room leading out to a conservatory at the rear which looks out onto the rear garden.

The first floor comprises of three bedrooms and a main family bathroom/WC. Outside there is a private garden to the rear and front garden off road parking.

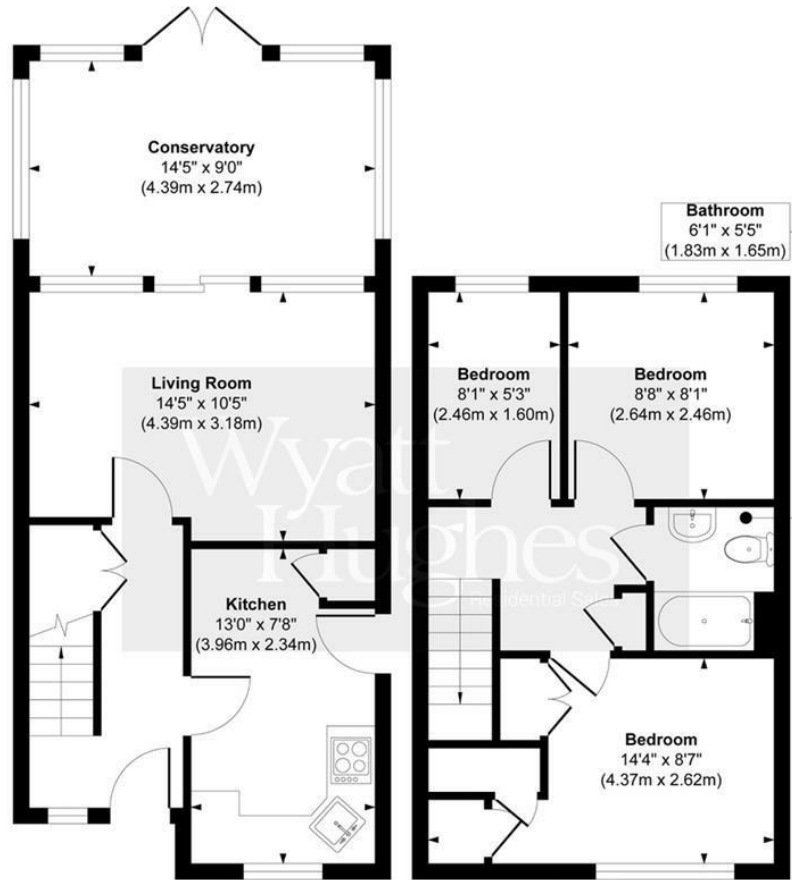
Please contact the vendors sole agents Wyatt Hughes to arrange your appointment to view.



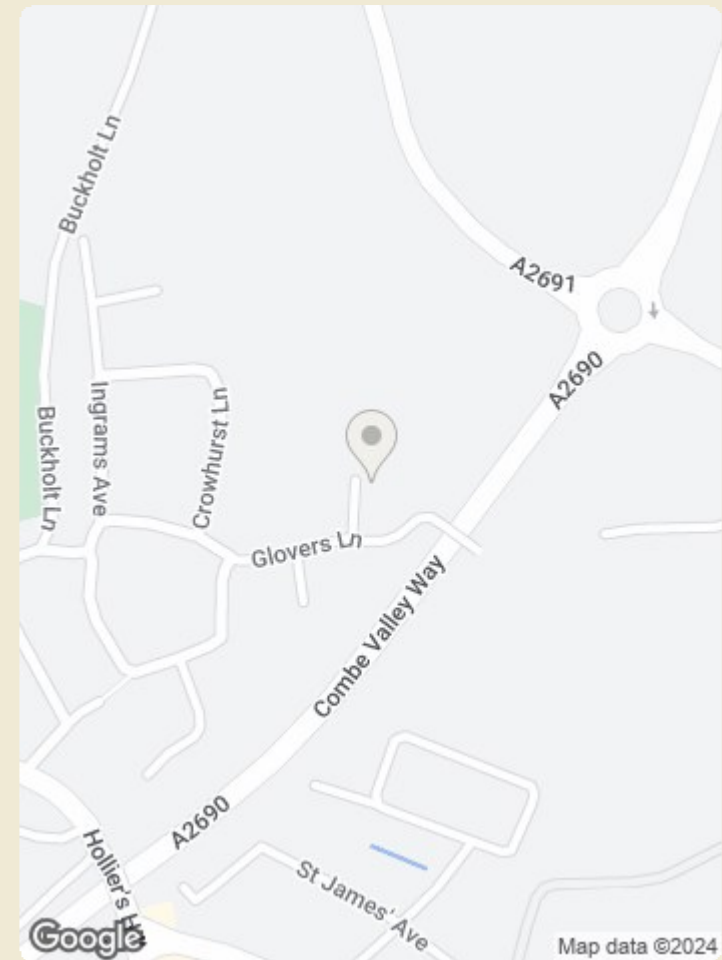
- EPC rating C
- Three bedrooms
- 673 sq ft

- Tax band C
- Off road parking
- Private gardens

- No onward chain
- Conservatory



Approx. Gross Internal Floor Area 673 sq. ft / 62.51 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	88	England & Wales
		74	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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