



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



Filsham Drive, Bexhill-On-Sea, TN40

| House - Semi-Detached | 3 Bedrooms

Home + Castle are delighted to offer this beautifully presented THREE BEDROOM SEMI-DETACHED house, situated in a popular residential location. Within walking distance to local shop and amenities, the property has been modernised throughout to a high standard and comprises 3 bedrooms, modern fitted family bathroom, open plan lounge/ diner and stylish modern fitted kitchen plus a utility area and downstairs cloakroom. Further benefits include gas central heating, double glazing and off road parking for two vehicles. The garage has been converted to provide extra internal space and a storage work shop for extra storage. PLEASE NOTE THIS PROPERTY HAS BEEN RE DECORATED SINCE THESE PHOTOS WERE TAKEN.

TO LET
£1,600 PER
CALENDAR
MONTH

Approach

The property is accessed via a block paved drive with off street parking for 2 vehicles. Access to house via side of the property. Entrance to the garage which has been adapted to provide storage.

Entrance Porch

Obscure double glazed door into entrance which leads to a further door providing access to the rear garden. Tiled flooring and fitted wall light.

Entrance Hall

Stairs to first floor, radiator, down lights, fitted smoke alarm, doors to kitchen and lounge area.

Lounge 16'5" x 11'10" (5.01 x 3.63)

A wonderfully adapted room providing a lounge area, which is open plan to the dining area and a further ideal space to use as a study area. There is a feature media wall, radiator, under stairs storage cupboard, carpet, down lights and power points.

Dining Area 8'7" x 6'11" (2.64 x 2.11)

Double glazed doors leading to the rear garden, tiled flooring, radiator, down lights and power points.

Kitchen 10'7" x 8'0" (3.25 x 2.46)

A modern range of base wall and draw units with fitted Quartz work surface's. Intergraded Oven and combi microwave, Induction hob and extractor fan. Inset sink unit with mixer tap, integrated dishwasher, double glazed window to the front aspect, tiled flooring, power points and down lights.

Utility Room 7'11" x 5'8" (2.42 x 1.75)

Matching base and larder unit with solid wood work surfaces. Space for Fridge freezer, washing machine and tumble dryer. Tiled flooring, down lights and door to cloakroom.

Downstairs cloak room

WC and fitted hand basin set onto vanity unit. Radiator, wall mounted cupboard, down lights and extractor fan.

Bedroom 1 11'11" x 10'3" (3.64 x 3.13)

Double glazed window to the rear aspect. Built in wardrobe which can be walked into with shelving and rails, power points, pendant light and carpeted.

Bedroom 2 10'9" x 10'2" (3.29 x 3.11)

Double glazed window to the front aspect. Radiator, carpet, power points and pendant light.

Bedroom 3 9'1" x 5'10" (2.77 x 1.80)

Laminate wood flooring, radiator and double glazed window with rear aspect.

Bathroom

This room is panelled with shower board and provides a panelled bath with fitted shower and additional drench head shower attachment. Hand basin set into vanity unit and WC. Fitted chrome ladder style towel rail, vinyl click

style flooring, extractor fan , down lights and soft lights and secret storage cupboard with shelving.

Rear Garden

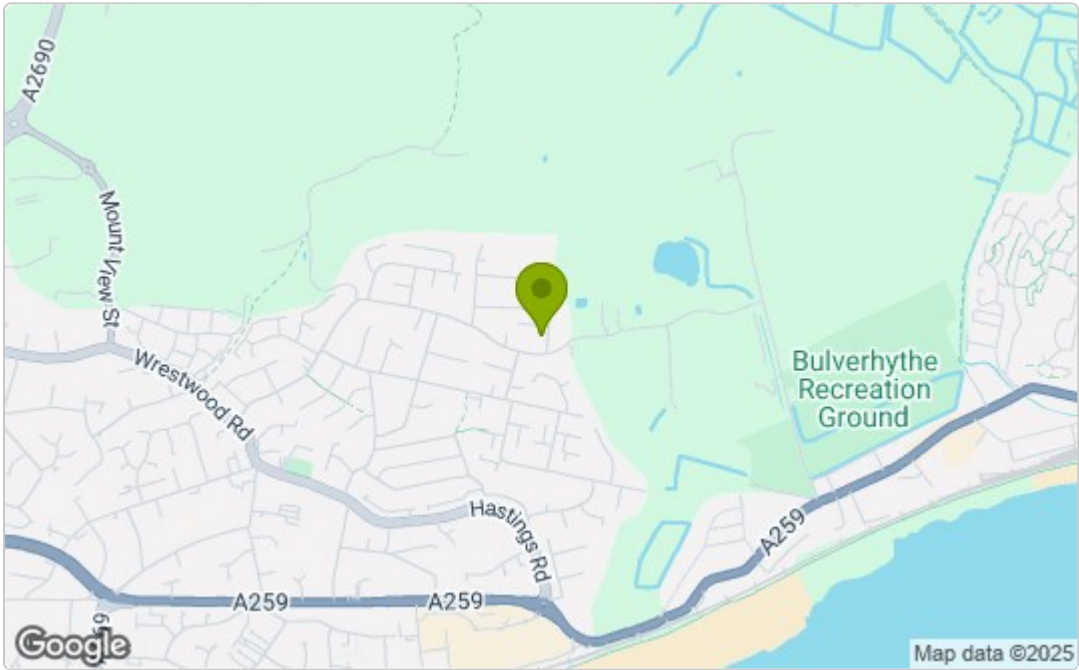
West facing aspect with timber decking providing a patio area under a pergola. Artificial grass with raised flower beds. Outside lighting and a water but.

Garage

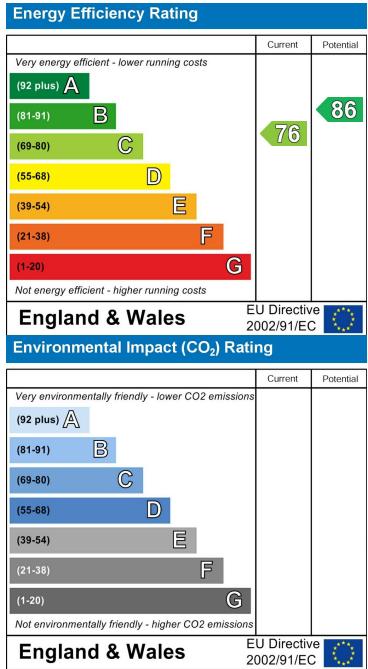
The garage has been adapted to provide external storage and work space with power and lighting

Floor Plan

Area Map



Energy Efficiency Graph



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