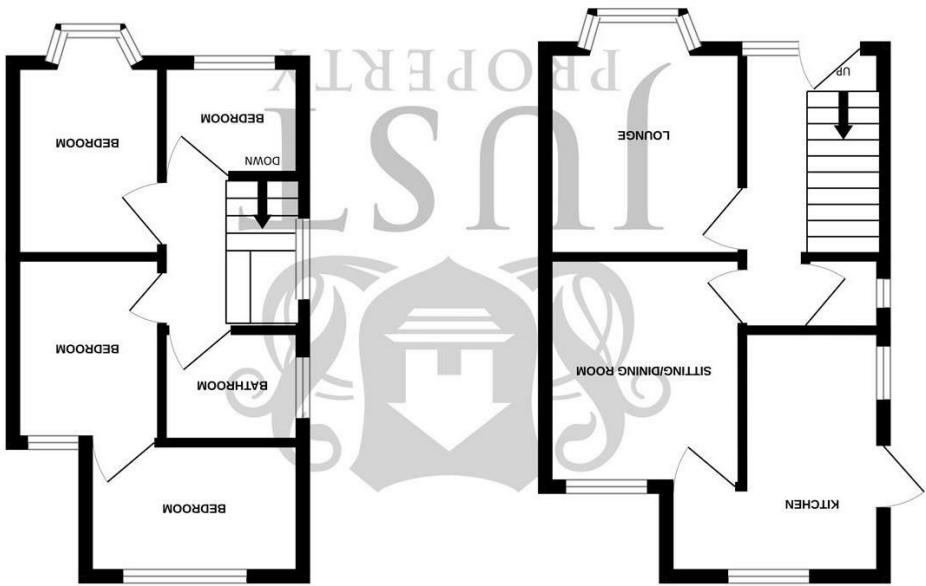




England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	84	
Potential	91	
Energy Efficiency Rating		



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been installed and no guarantee as to their operability or efficiency can be given.

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4 Bedrooms 2 Receptions 1 Bathrooms 968.75 sq ft

319 London Road, Bexhill-On-Sea, TN39 4AJ

Freehold

£250,000







Freehold

£250,000



4 Bedrooms

2 Receptions

1 Bathrooms

968.75 sq ft

## PROPERTY DETAILS

Just Property are pleased to present this extended three/four bedroom semi-detached house, situated conveniently close to local transport links and with-in walking distance of local shops and amenities. This deceptively spacious property is in need of modernisation throughout, but offers huge potential, and scope for improvement.

Accommodation to the ground floor comprises a sitting room, dining room and kitchen/breakfast room. On the first floor, four bedrooms can be found, two of which are interconnected, and an additional family bathroom.

To the front of the property, there is a private and pleasant courtyard garden, paved for ease of maintenance and a freestanding timber shed. Side access leads to the substantial rear garden which is a real feature of the property. The tiered rear garden has an abundance of attractive mature plants, trees and shrubbery, with a large paved patio area to the top tier. Stairs then drop down to the lower level, with an additional timber shed and raised beds.

This property is ideal for anyone wishing to make their own stamp on the property. Additional benefits include gas central heating, double glazing and ample storage throughout.

Just Property highly recommend an early inspection to avoid disappointment.

## ROOM DIMENSIONS

- Front Door
- Living Room
- Dining Room  
10'11" x 9'10" (3.35 x 3.00)
- Kitchen  
9'2" x 12'5" max (2.80 x 3.80 max )
- Bedroom  
13'5" x 10'9" (4.10 x 3.30 )
- Bedroom  
10'11" x 9'10" (3.35 x 3.00)
- Sliding Doors To Bedroom
- Bedroom  
10'2" x 8'2" (3.10 x 2.50 )
- Bedroom  
6'6" x 6'3" (2.00 x 1.93)
- Bathroom

## FEATURES

- Refurbishment Potential
- 3/4 Bedrooms
- Substantial Rear Garden
- Separate Dining Room
- Gas Central Heating
- Double Glazing Throughout
- Convenient Position
- Early Inspection Advised
- CHAIN FREE



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.