



**Crowhurst Lane, Bexhill-On-Sea TN39 5AS**



**welcome to**

**Crowhurst Lane, Bexhill-On-Sea**

Fox & Sons are pleased to offer this four-bedroom semi-detached house to the market. This property is located in the North of Bexhill-On-Sea, a short distance away from the local amenities such as shops, schools & bus routes. Viewing is advised to fully appreciate what this property has to offer!



### Front Garden

With an area of lawn, a large paved over area for off-road parking and side access, as well as separate space for storage of recycling bins.

### Entrance Porch

With a double glazed doorway entrance to the main entrance hall, and a stairway leading up to the first floor.

### WC

Featuring a low-level WC & wash hand basin aside.

### Lounge

21' 8" x 10' 5" ( 6.60m x 3.17m )

With double glazed window to the front aspect, radiator, powerpoints and a double glazed sliding door leading seamlessly into the conservatory.

### Dining Room

11' 3" x 9' 2" ( 3.43m x 2.79m )

With double glazed windows to the front aspect and powerpoints.

### Conservatory

10' 8" x 8' 9" ( 3.25m x 2.67m )

Constructed of part brick and double glazed windows & doors opening to the garden. The conservatory also features powerpoints and a radiator.

### Kitchen

12' 3" x 9' 9" ( 3.73m x 2.97m )

With a range of modern wall & base units, an inset electric hob with an extractor fan over the top. There is space and plumbing for a washing machine, dish washer or fridge freezer. Double glazed window to the rear overlooking the rear garden.

### Bedroom One

12' 2" x 8' 10" ( 3.71m x 2.69m )

With a large double glazed window to the front aspect, powerpoints and radiator.

### Bedroom Two

10' 6" x 9' 10" ( 3.20m x 3.00m )

Double glazed window to the rear aspect, sliding door access to a built in wardrobe & powerpoints.

### Bedroom Three

10' 8" x 8' 11" ( 3.25m x 2.72m )

With a double glazed window to the front aspect, powerpoints & double door access to wardrobe storage.

### Bedroom Four

10' 7" x 7' 2" ( 3.23m x 2.18m )

Double glazed window to the side aspect & powerpoints.

### Bathroom

8' 9" x 6' 3" ( 2.67m x 1.91m )

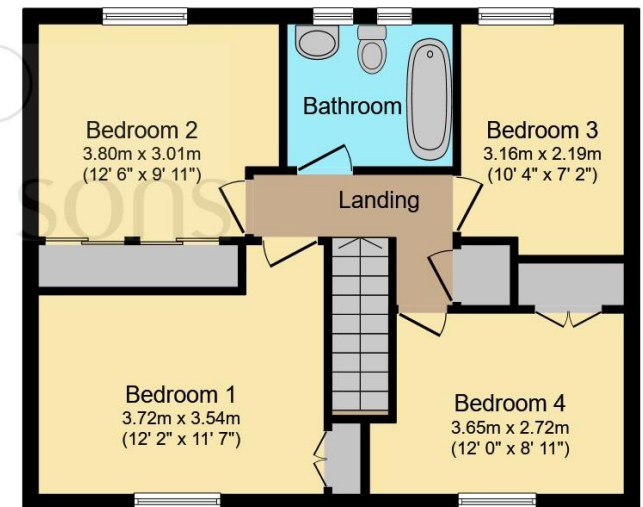
With opaque clouded double glazed windows to the rear aspect, a pannelled bath with electric shower over the top, a low-level WC, wash hand basin & tiled walls.

### Rear Garden

The rear garden features a large fully width patio, large area of lawn and summer house, as well as a fence surround and a completely private feel as the garden backs on to the allotments.



**Ground Floor**



**First Floor**

Total floor area 118.7 m<sup>2</sup> (1,278 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](http://www.focalagent.com)



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## Crowhurst Lane, Bexhill-On-Sea

- \*\*\*GUIDE PRICE £340,000 - £360,000\*\*\*
- FOUR BEDROOMS
- SPACIOUS GARDEN & ACCOMMODATION
- QUIET LOCATION
- 

Tenure: Freehold EPC Rating: C

guide price

**£340,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BOS112011 - 0005

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