



Not to Scale. Produced by The Plan Portal 2024  
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**Constable Way**  
Approximate Gross Internal Area  
1125 sq ft - 105 sq m  
(Excluding Garage)

**BURGESS & CO.**  
01424 222255

9 Constable Way, Bexhill-On-Sea, TN40 2UH

Offers Over  
£400,000 Freehold



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Burgess & Co are delighted to bring to the market this charming link-detached house in a quiet residential area. Ideally located being within a mile of Ravenside Retail Park with its array of shops and leisure centre as well as access to Glyne Gap beach. Bexhill Town Centre is also within a mile with further shopping facilities, restaurants, mainline railway station and seafront. The accommodation is arranged to provide a 23'9ft sitting/dining room, a fitted kitchen, a rear conservatory and a cloakroom to the ground floor. To the first floor there are three bedrooms with the main bedroom having an en-suite shower room and there is also a family bathroom. The property benefits from double glazing and gas central heating. To the outside there is a driveway providing off road parking leading up to a garage and there is a small front garden. To the rear there is an enclosed garden being laid to lawn with a patio area. Viewing is highly recommended to appreciate all this property has to offer.

**Entrance Hall**

With built-in cupboard, door to

**Downstairs Cloakroom**

Comprising low level w.c, wash hand basin, partly tiled walls, double glazed frosted window to the side.

**Kitchen**

13'0 x 7'6

Comprising a matching range of wall & base units, worksurfaces, inset 1 & ½ bowl sink unit, tiled splashbacks, inset gas hob with extractor hood over, fitted Hotpoint double oven, dishwasher, space for fridge/freezer, space & plumbing for washing machine, wall mounted Worcester boiler, myson plinth heater that runs off the gas boiler, double glazed window to the front, double glazed frosted door to the side.

**Living/Dining Room**

23'9 x 12'2

With radiator, wall mounted feature electric fireplace, double glazed bay window to the rear, double glazed tilt & slide door to

**Conservatory**

12'4 x 10'6

With electric radiator, double glazed windows to the side & rear, double glazed patio doors to the garden.

**First Floor Landing**

With loft hatch, double glazed window to the front.

**Bedroom One**

10'9 x 10'3

With radiator, built-in wardrobe, inset ceiling spotlights, double glazed window to the rear. Door to

**En-suite Shower Room**

Comprising shower cubicle, pedestal wash hand basin, low level w.c, partly tiled walls, heated towel radiator, extractor fan.

**Bedroom Two**

11'11 x 8'8

With radiator, built-in wardrobe, double glazed window to the rear.

**Bedroom Three**

7'8 x 7'8

With radiator, cupboard, double glazed window to the front.

**Family Bathroom**

7'5 x 5'6

Comprising bath with shower attachment, low level w.c, vanity unit with inset wash hand basin & mixer tap, wall mounted cupboard, vanity mirror, tiled walls, double glazed frosted window to the front.

**Outside**

To the front there is an area of lawn with mature shrubs, steps lead to the front door and there is a shared driveway providing

off road parking leading to an integral garage. To the rear there is a patio area, a raised pebbled flowerbed area, an area of lawn, flowerbeds housing mature plants & shrubs, a summer-house/shed and gated side access.

**Garage**

With up & over door, door to garden.

**NB**

Council tax band: D

