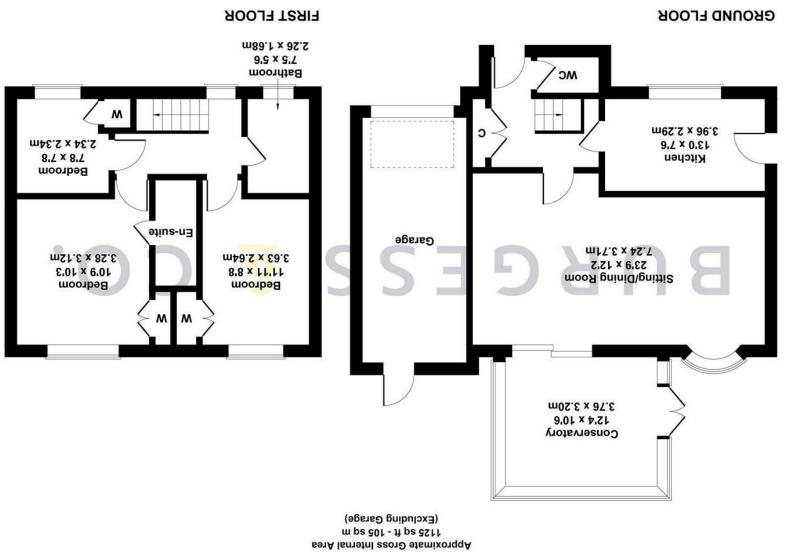


# 01424 222255

BURGESS & CO. 9 Constable Way, Bexhill-On-Sea, TN40 2UH

**Constable Way** 

# **Offers Over** £400,000 Freehold



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# BURGESS <u>S</u> CO. <sub>9 Constable Way, Bexhill-On-Sea, TN40 2UH</sub>

# **Offers Over** £400,000 Freehold

## 01424 222255

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, Bedroom Two worksurfaces, inset 1 & 1/2 bowl sink unit, tiled splashbacks, inset gas hob with extractor hood over, fitted Hotpoint double oven, dishwasher, space for fridge/freezer, space & plumbing for rear. 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.

11'11 x 8'8

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

#### **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 summerhouse/shed and gated side access.

#### Garage

With up & over door, door to garden.

### NB

Council tax band: D

## **Energy Efficiency Rating**

