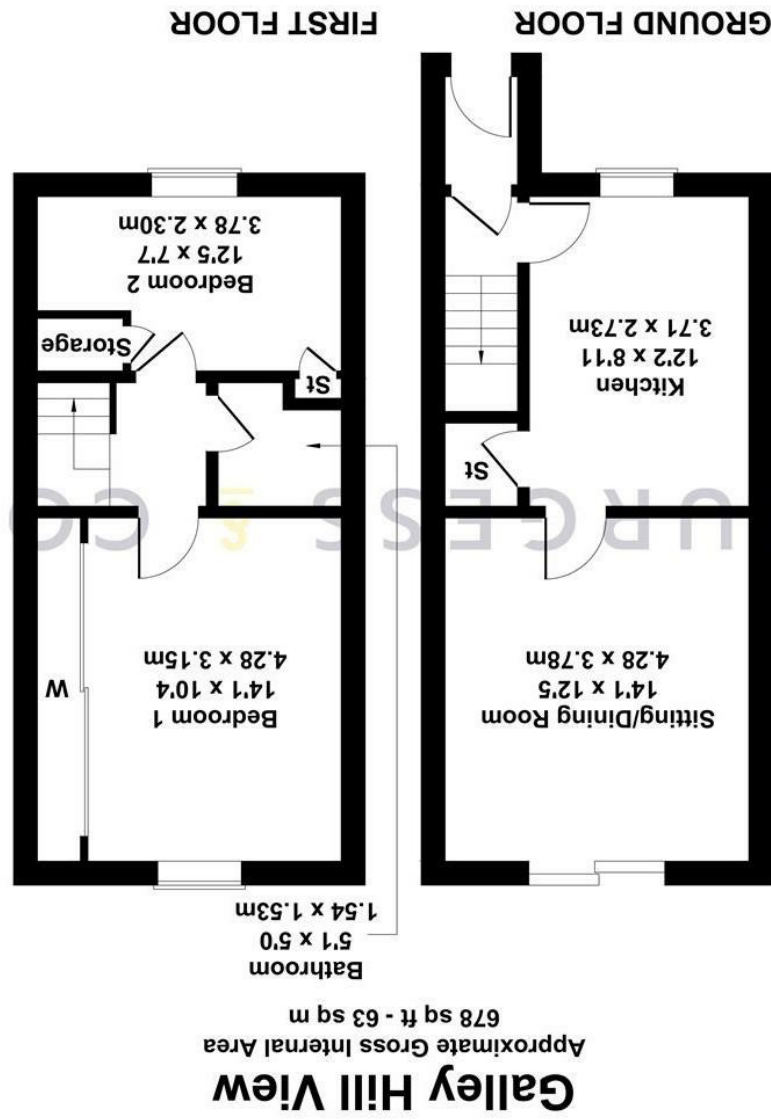


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BURGESS & CO. 10 Galley Hill View, Bexhill-On-Sea, TN40 1SX
01424 222255

Offers In Excess Of
£275,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this bright and spacious terraced house, situated within a short walk of the seafront and local schools. Ideally located with Bexhill Town Centre being under 1 mile away with its array of shopping facilities, restaurants and mainline railway station. Ravenside Retail Park is also under a mile away with further shops and leisure centre. The accommodation comprises an entrance vestibule, a modern kitchen with integrated appliances and a living/dining room to the ground floor. To the first floor there are two double bedrooms and a family bathroom. The property benefits from gas central heating, double glazing, off road parking and an enclosed rear garden. Viewing is essential to fully appreciate all that this property offers as well as the convenient location.

Entrance Vestibule

With double glazed frosted window, door to

Hallway

With radiator, stairs to First Floor, door to

Kitchen

12'2 x 8'11

Comprising matching range of wall & base units, worksurface, inset sink unit, fitted gas hob, fitted Hotpoint oven, integrated appliances to include microwave, slimline dishwasher & fridge/freezer, space & plumbing for washing machine, wall mounted Baxi combi boiler, understairs storage cupboard, double glazed window to the front. Door to

Living/Dining Room

14'1 x 12'5

With radiator, space for table, double glazed sliding patio door to the rear.

First Floor Landing

Bedroom One

14'1 x 10'4

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

Bedroom Two

12'5 x 7'7

With radiator, loft hatch, built-in wardrobes, fitted cupboard, double glazed window to the front.

Bathroom

5'1 x 5'0

Comprising panelled bath with electric shower over & glass screen, low level w.c, pedestal wash hand basin, heated towel radiator, partly tiled walls, extractor fan.

Outside

To the front there is a driveway providing off

road parking for two vehicles and a bin storage area. To the rear there is a patio area, an area of astro-turf, an outbuilding and the garden is enclosed by fencing.

NB

Council tax band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

