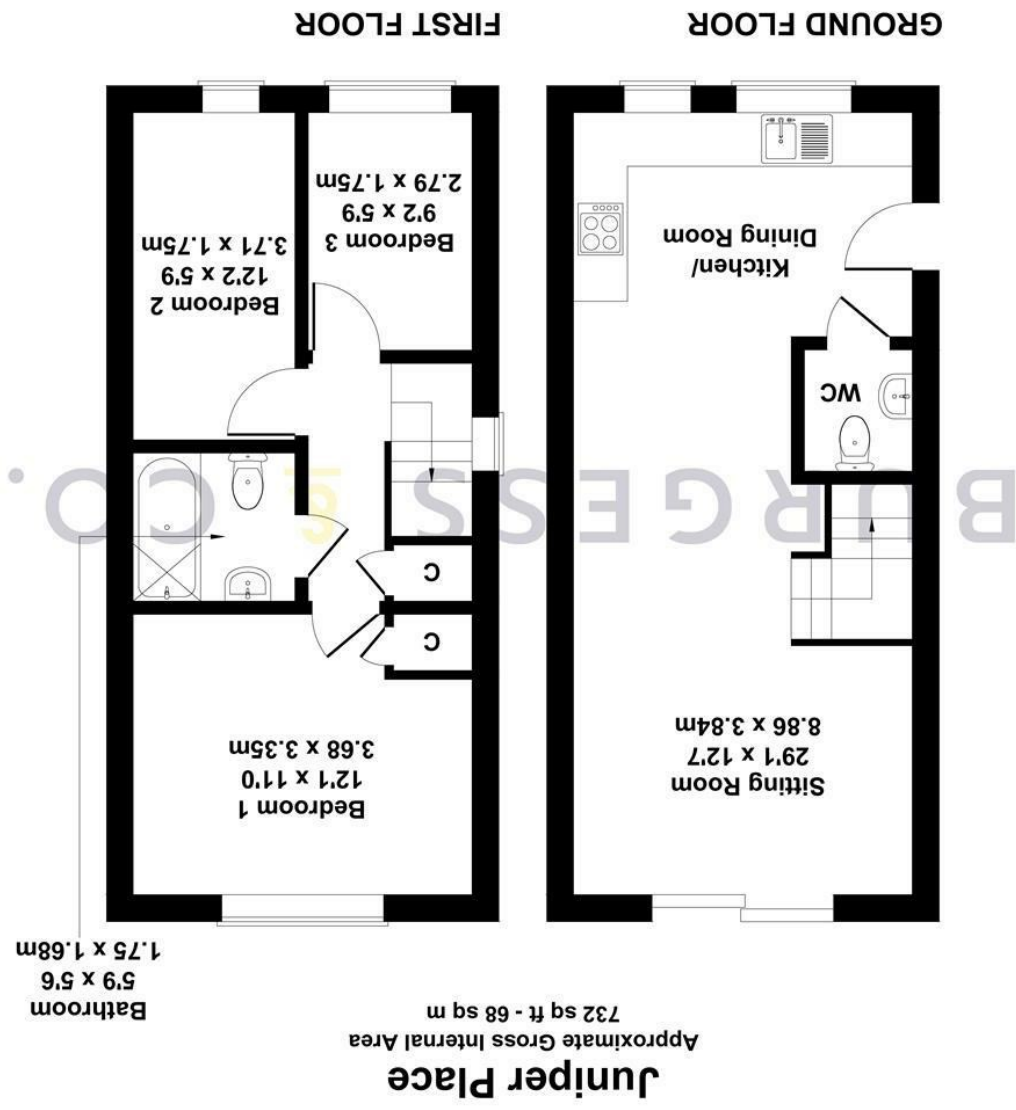




Not to Scale. Produced by The Plan Portal 2024
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BURGESS & CO. 1 Juniper Place, Bexhill-On-Sea, TN39 3FN
01424 222255

Offers In Excess Of
£300,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this immaculate end of terrace house which was constructed only 4 years ago and has the remainder of the NHBC warranty. Ideally located in a secluded private residential development in the desirable Collington area being within easy access to Bexhill Downs, local schools and Bexhill Town Centre is within half a mile with its array of shopping facilities, restaurants, mainline railway station and the seafront. The accommodation comprises an open plan modern fitted kitchen/dining room, a downstairs cloakroom, a spacious living area to the ground floor and to the first floor there are three bedrooms and a modern family bathroom. The property is well presented throughout and benefits from double glazing, gas central heating, two allocated parking spaces and an enclosed rear garden. Viewing is essential to fully appreciate all that this property has to offer.

Front Door

Leading to

Kitchen Area

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, fitted gas hob with extractor hood over, fitted oven, space for table & chairs, space for fridge, integrated dishwasher & washing machine, inset spotlights, under counter lighting, tiled floor, two double glazed windows to the front.

Downstairs W.C

Comprising low level w.c, vanity unit with inset wash hand basin & mixer tap, inset spotlights.

Living Area

29'1 x 12'7
With radiator, inset spotlights, understairs storage cupboard, stairs to first floor, double glazed sliding patio door to the rear garden.

First Floor Landing

With storage cupboard, loft hatch, double glazed window to the side.

Bedroom One

12'1 x 11'0

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

Bedroom Two

12'1 x 5'9

With radiator, double glazed window to the rear.

Bedroom Three

9'2 x 5'9

With radiator, double glazed window to the front.

Family Bathroom

5'9 x 5'6

Comprising bath with shower over & glass screen, vanity unit with inset wash hand basin & mixer tap, low level w.c, heated towel radiator, tiled walls & floor, inset spotlights.

Outside

To the front there is off road parking for two vehicles. To the rear there is a patio area, a area of decking, a pebbled area, two garden sheds, an area of lawn, outside lighting and side access.

NB

We have been advised that there is an annual residence service charge of approximately £285 which includes gardening, public liability insurance & street lighting. Council tax band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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	

