



BURGESS & CO.
01424 222255

9 Mill View Road, Bexhill-On-Sea, TN39 5HD

Offers Over
£375,000 Freehold



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Burgess & Co are delighted to bring to the market this charming and well presented semi detached period house in a quiet residential Cul-de-Sac location. Ideally situated within a short walk from local amenities, bus services and local schools. Bexhill Town Centre is within 2 miles with further shopping facilities, restaurants, mainline railway station and the seafront. The accommodation is arranged to provide a living room, a dining room/snug, a modern fitted kitchen/breakfast room, a utility room and a downstairs cloakroom to the ground floor. To the first floor there are two double bedrooms, a modern family bathroom, and to the second floor there is the main bedroom with a modern en-suite shower room. The property benefits from gas central heating, double glazing, a high standard of decoration throughout, off road parking for two vehicles, and a good sized enclosed rear garden. Viewing is essential to truly appreciate all that this property has to offer.

Porch
With tiled floor, double glazed windows, double glazed frosted window & door to

Entrance Hall
With radiator, stairs to first floor, understairs storage cupboard, door to

Living Room
111 x 10'9
With radiator, feature fire, fitted storage cupboard, double glazed bay window to the front with fitted shutters & seating area. Door to

Dining Room/Snug
17'3 x 8'9
With three vertical radiators, space for table & chairs, door to Hall, double glazed window to the side.

Kitchen/Breakfast Room
25'6 x 14'3
Comprising matching range of wall & base units, worksurface, inset gas hob with extractor hood over, integrated double oven, integrated coffee machine, integrated fridge/freezer, breakfast bar area with inset sink unit & hanging pendant lights, inset spotlights, pull out storage cupboard, integrated dishwasher, double glazed French doors with fitted blinds, two floor to ceiling double glazed window to the rear with fitted blinds. Door to

Utility Room
5'7 x 4'8
Comprising matching range of wall & base units, worksurface, inset spotlights, wall mounted boiler, space for washing machine, door to

Downstairs W.C
Comprising low level w.c, vanity unit with inset wash hand basin & mixer tap, inset spotlights, double glazed frosted window to the side.

First Floor Landing
With stairs to second floor landing.

Bedroom Two
12'3 x 10'9
With radiator, built-in cupboard, double glazed bay window to the front with fitted shutters.

Bedroom Three
11'7 x 10'9
With radiator, double glazed window to the rear.

Family Bathroom
7'8 x 5'8
Comprising bath with shower over, vanity unit with inset wash hand basin & mixer tap, low level w.c, storage cupboard, heated towel radiator, inset spotlights, partly tiled walls, double glazed frosted window to the rear.

Second Floor Landing
With double glazed window to the side.

Bedroom One
15'4 x 13'4
With radiator, eaves storage, built-in wardrobe, two double glazed Velux windows with fitted blinds, double glazed window to the rear, door to

En-suite Shower Room
7'9 x 5'9
Comprising shower cubicle with waterfall shower head, low level w.c, vanity unit with inset wash hand basin & mixer tap, partly tiled walls, heated towel radiator, double glazed frosted window to the rear.

Outside
To the front there is a gravel driveway providing off road parking. To the rear there is an area of decking, a large area of level lawn, decked pathway leading to a summer-house with light & power connected, outside storage, being enclosed by fencing and with gated side access.

NB
Council tax band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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	

