



BURGESS & CO. 22 School Place, Bexhill-On-Sea, TN40 2PX
01424 222255

£350,000 Freehold



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Burgess & Co are delighted to bring to the market this bright and spacious semi-detached house presented for sale in excellent condition throughout. Ideally located in a quiet residential area yet within a short walk to Ravenside Retail Park with its array of shopping facilities, leisure centre and access to Glyne Gap Beach. Bexhill Town Centre is within two miles providing further shops, restaurants, mainline railway station and the seafront. The accommodation is arranged to provide an entrance hall, a 26'7ft living room, a 15'5ft modern kitchen/breakfast room, a 15'3ft sun room/dining room and a downstairs cloakroom. To the first floor there are two double bedrooms, a single bedroom and a family bathroom. The property benefits from gas central heating, double glazing, off road parking, a garage, and a delightful enclosed rear garden. Viewing is essential to fully appreciate all this property has to offer.

Entrance Hall

With partly panelled walls.

Downstairs W.C

Comprising low level w.c, vanity unit with inset wash hand basin & waterfall tap, radiator, fuse box, partly tiled walls, double glazed frosted window to the side.

Living Room

26'7 x 12'6

With vertical radiator, media wall with feature electric fire & LED lighting, understairs storage cupboard, stairs to First Floor, double glazed window to the front. Door to

Kitchen/Breakfast Room

15'5 x 9'4

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, inset induction hob with extractor hood over, fitted eye level double oven, integrated dishwasher, space for fridge/freezer, breakfast bar area, pull out bin, inset ceiling spotlights, vertical radiator, tiled floor, utility cupboard with appliance space, double glazed window to the side. Double doors to

Sun Room/Dining Room

15'3 x 8'7

With solid oak Herringbone flooring, electric heating, double glazed roof, double glazed windows to the side, double glazed door to the side.

First Floor Landing

With partly panelled walls, airing cupboard housing tank, loft hatch, double glazed window to the side with sea views.

Bedroom One

13'8 x 9'5

With radiator, double glazed window to the front.

Bedroom Two

13'0 x 8'4

With radiator, double glazed window to the rear.

Bedroom Three

7'7 x 6'0

With radiator, double glazed window to the front.

Family Bathroom

Comprising bath with electric shower over, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, tiled walls & floor, double glazed frosted window to the rear.

Outside

To the front there is an area of lawn with mature plants & pathway as well as parking space. To the rear there is an area of decking, an area of lawn, a patio area, side access, outside electrics and double glazed door to garage.

Garage

With up & over door, parking space in front of garage.

NB

Council tax band: C

