



BURGESS & CO. 19 The Finches, Bexhill-On-Sea, TN40 1UF
01424 222255

Offers Over
£350,000 Freehold



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Burgess & Co are delighted to bring to the market this spacious end of terrace house, ideally located being within half a mile of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, seafront and the Iconic De La Warr Pavilion. Ravenside Retail Park is also close by with further shops, leisure centre and there are regular bus services nearby. The accommodation comprises a porch, entrance hall, modern kitchen, living/dining room, rear conservatory and to the first floor there are three bedrooms one with an en-suite w.c and a shower room. To the outside there is off road parking for several vehicles, an integral garage and an area of garden. To the rear there is a delightful and enclosed SOUTH FACING garden being mainly laid to lawn with a patio area and good size timber shed. The property further benefits from double glazing and gas central heating. Viewing is highly recommended to fully appreciate all that this property has to offer by vendors sole agents.

Porch

With double glazed frosted window to the side, double glazed frosted door to

Entrance Hall

With radiator, storage cupboard, door to

Kitchen

12'6 x 7'1

Comprising matching range of wall & base units, worksurfaces, inset sink & drainer, tiled splashbacks, space for gas cooker, space & plumbing for washing machine, space for fridge & freezer, double glazed window to the front.

Living/Dining Room

19'8 x 15'8

With two radiators, space for table & chairs, double glazed window & door to

Conservatory

14'3 x 9'8

With double glazed roof with tint, double glazed windows, double glazed door to the rear.

First Floor Landing

With loft hatch being insulated & boarded (no ladder).

Bedroom One

12'8 x 10'8

With radiator, built-in wardrobes, double glazed window to the front, opening to

En-suite W.C

Comprising low level w.c, double glazed frosted window to the front.

Bedroom Two

13'7 x 9'9

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

Bedroom Three

9'9 x 9'6

With radiator, double glazed window to the rear.

Shower Room

13'5 x 5'5

Comprising large walk-in shower cubicle with waterfall shower head & further shower attachment, vanity unit with inset wash hand basin & mixer tap, low level w.c, radiator, partly tiled walls, fitted cupboard, double glazed frosted window to the front.

Integral Garage

16'7 x 8'5

With up & over door, meters, Ideal Logic combi boiler.

Outside

To the front there is a driveway providing off road parking for several vehicles leading to a garage, an area of lawn with mature shrubs and side access. To the rear there is an enclosed garden comprising a patio area, an area of lawn, flowerbeds borders with sleepers housing mature plants & shrubs, a pathway, a garden shed and the garden enjoys privacy.

NB

Council tax band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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	

