



BURGESS & CO.
01424 222255

37 Chantry Avenue, Bexhill-On-Sea, TN40 2EB

Offers In Excess Of
£485,000 Freehold



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Burgess & Co are delighted to bring to the market this bright, spacious and charming semi-detached house with ANNEXE. Ideally located approximately a mile away from Bexhill Town Centre with its array of shops, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The accommodation is arranged to provide an entrance hall, a reception room, a dining room, a lounge, a modern kitchen, a utility area and a cloakroom to the ground floor. To the first floor there are three bedrooms and a modern family bathroom. There is also internal access to an ANNEXE comprising a kitchenette, a sitting room, and a bedroom with en-suite shower room. The property benefits from gas central heating, double glazing, Karndean flooring to the ground floor, ample off road parking and a delightful, large enclosed west facing rear garden. Viewing is essential to truly appreciate all that this property has to offer.

Entrance Hall

With radiator, understairs storage cupboard, fitted cupboard, stairs to first floor.

Dining Room

13'10 x 10'9
With radiator, built-in cupboard, double doors into

Reception Room

12'5 x 11'8
With radiator, feature gas fireplace, double glazed bay window to the front.

Lounge

13'2 x 12'1
With radiator, double glazed window to the rear, double glazed Velux window, door to

Kitchen

20'4 x 7'9
Comprising matching range of wall & base units, marble worksurface, inset Butler sink, tiled splashbacks, under counter fridge & freezer, integrated dishwasher, inset hob with extractor hood over, fitted eye level double oven, further oven, integrated microwave, integrated fridge/freezer, vertical radiator, double glazed Velux window, double glazed sliding door to the rear. Opening to

Utility Area

Comprising space for appliances, radiator, door to

Downstairs W.C

Comprising low level w.c, vanity unit with inset wash hand basin, wall mounted Alpha combi boiler.

Annexe

Door to

Kitchenette

5'6 x 5'4
Comprising worksurface, inset sink unit, fitted electric hob, space for appliances, vertical radiator, double glazed window to the side. Door to

Bedroom

11'9 x 9'7
With radiator, built-in wardrobes, double glazed window to the side, door to

En-suite Shower Room

5'4 x 5'4
Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, towel radiator, tiled walls, double glazed frosted window to the side.

Sitting Room

10'3 x 9'5
With electric radiator, vertical radiator, double glazed window to the side, double glazed sliding door to the rear.

First Floor Landing

With radiator, loft hatch, storage area, double glazed window to the front.

Bedroom One

11'8 x 10'7
With radiator, feature fireplace, built-in wardrobes, double glazed window to the rear.

Bedroom Two

10'7 x 9'5
With radiator, built-in wardrobes, double glazed window to the front.

Bedroom Three

9'9 x 8'7
With radiator, built-in cupboard, double glazed window to the rear.

Bathroom

6'4 x 6'3
Comprising low level w.c, towel radiator, vanity unit with inset wash hand basin, double glazed frosted window to the side, bath with shower over, partly tiled walls.

Outside

To the front there is a driveway providing off road parking for several vehicles, flowerbeds housing mature plants, garden shed, side access and electric point. To the rear there is a large area of lawn, patio area, three garden sheds, a greenhouse, raised flowerbeds housing mature plants & shrubs, a bar area and the garden enjoys seclusion.

NB

Council tax band: D

Energy Efficiency Rating

