



BURGESS & CO. 22 The Finches, Bexhill-On-Sea, TN40 1UF
01424 222255

Offers Over
£315,000 Freehold



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, kitchen, 19'8ft living/dining room, and 16'5ft conservatory. To the first floor there are three bedrooms one with an en-suite shower room and family shower room. To the outside there is off road parking for several vehicles, an integral garage and to the rear there is a delightful, enclosed SOUTH FACING garden. The property 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 window, door to

Entrance Hall

With radiator, storage cupboard, stairs to First Floor.

Kitchen

12'6 x 7'1

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, fitted gas hob, fitted double oven, space for washing machine, dishwasher & fridge/freezer, partly tiled splashbacks, understairs storage cupboard, wall mounted Vaillant boiler, double glazed window to the front.

Living/Dining Room

19'8 x 15'8

With radiator, two double glazed windows to the rear, double glazed door to the

Conservatory

16'5 x 11'5

With tiled floor, double glazed windows & roof, double glazed doors leading to the garden.

First Floor Landing

With loft hatch.

Bedroom One

12'8 x 10'8

With radiator, built-in wardrobe, double glazed window to the front. Door to

En-suite Shower Room

Comprising shower cubicle, low level w.c, wash hand basin, tiled walls & floor, double glazed frosted window to the front.

Bedroom Two

13'7 x 9'9

With radiator, built-in wardrobe, 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 walk-in shower, low level w.c, vanity unit with inset wash hand basin, tiled walls, airing cupboard, three towel radiators, double glazed frosted window to the front.

Integral Garage

16'7 x 8'5

With electric door.

Outside

To the front there is a block paved driveway providing ample parking and flowerbeds housing plants & shrubs. To the rear there is a patio area, an area of astroturf, flowerbeds housing mature plants & shrubs, mature hedges and side access.

NB

Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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

