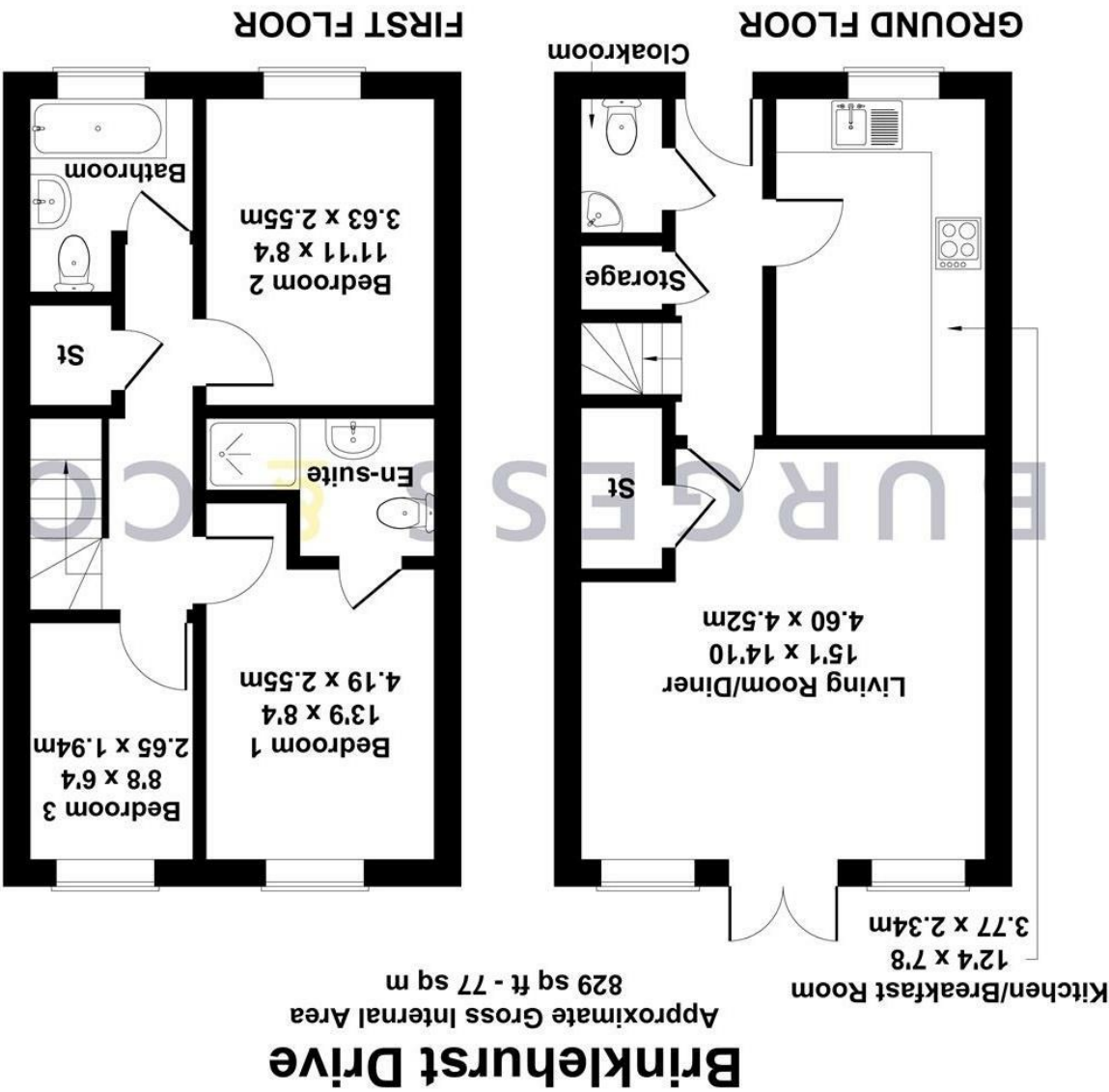


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BURGESS & CO.
01424 222255

36 Brinklehurst Drive, Bexhill-On-Sea, TN40 2FL

£315,000 Freehold



Burgess & Co are delighted to present this bright and spacious three bedroom mid terraced house, situated in a quiet development and being ideally situated within easy access of local schools, Ravenside Retail Park and Bexhill Town Centre with its array of amenities and mainline railway station. The accommodation comprises an entrance hall, a downstairs cloakroom, a modern fitted kitchen/breakfast room with integrated appliances, a large living room with dining space and doors leading out onto a well presented landscaped rear garden. To the first floor there are three bedrooms with an en-suite shower room to bedroom one and a modern fitted family bathroom. Further benefits include gas central heating and double glazing. To the outside there is a well maintained and landscaped rear garden being mainly laid to lawn with patio being enclosed by fencing and gated access to TWO allocated parking spaces. Viewing highly recommended by vendors sole agents.

Entrance Hall

With radiator, storage cupboard, stairs to First Floor.

Downstairs Cloakroom

Comprising low level w.c, corner wash hand basin, radiator.

Kitchen/Breakfast Room

12'4 x 7'8
Comprising matching range of wall & base units, worksurface, inset sink unit, fitted gas hob, fitted oven under, integrated fridge/freezer, space for washing machine, wall mounted Ideal boiler, radiator, tiled floor, inset ceiling spotlights, double glazed window to the front.

Living Room/Diner

15'1 x 14'10
With radiator, understairs storage cupboard, double glazed window to the rear, double glazed doors to the rear.

First Floor Landing

With radiator, storage cupboard, access to loft via ladder being partially boarded.

Bedroom One

13'9 x 8'4
With radiator, double glazed window to the rear. Door to

En-suite Shower Room

Comprising shower cubicle with electric shower, pedestal wash hand basin, low level w.c, radiator.

Bedroom Two

11'11 x 8'4
With radiator, double glazed window to the front.

Bedroom Three

8'8 x 6'4
With radiator, double glazed window to the rear.

Family Bathroom

Comprising bath with shower over, low level w.c, pedestal wash hand basin, radiator, LED wall mounted mirror, partly tiled walls, double glazed frosted window to the front.

Outside

To the front there is a flowerbed & pathway. To the rear there is a paved patio area with pathway, an area of

lawn, flowerbeds, a decking area, being enclosed by fencing with gate to the rear providing access to allocated parking spaces.

NB

Maintenance cost for upkeep to road, flower beds etc - £150 every 6 months. Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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	

