



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft (excludes store)

Chepbourne Road, TN40

BURGESS & CO.
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Offers Over
£395,000 Freehold



**** Chain Free **** Burgess & Co are delighted to offer this exciting and rare opportunity to purchase a totally re-modelled and modern three bedroom detached property, located within a short stroll of Bexhill town centre with its array of amenities, shopping facilities, mainline railway station, seafront and the iconic De La Warr Pavilion. This beautiful property is finished to an extremely high standard and comprises entrance hall, large open plan living/dining/kitchen, separate utility room with w.c, galleried landing to the first floor, stunning family bathroom and three double bedrooms with en-suite shower room to the main. Further benefits include electrical central heating system, oak doors throughout, double glazing and a fresh standard of decoration. To the outside the property offers Astroturf front garden space with access to storage shed. Viewing highly recommended to appreciate the quality and space by vendors sole agents.

Entrance Hall

With double fitted cupboard, further fitted cupboard with Heatrae slimline electric heating system (no gas).

Open Plan Living/Dining/Kitchen

29'10 x 18'10

Fully fitted quality German kitchen with matching range of wall & base units, Carrera Quartz work surfaces with inset sink unit & mixer tap, built-in Kenwood dishwasher, fitted induction hob, fitted Samsung double oven, fitted microwave, fitted Kenwood fridge & freezer, large island with waterfall leg and breakfast bar to one side, two electric radiators, upright radiator, handmade staircase with bespoke glass balustrade to first floor, two double glazed windows to the front, two double glazed frosted windows to the rear. Access to

Utility Room/W.C

6'11 x 6'11

Fitted cupboards, work surface with counter top sink, space for washing machine & tumble dryer, towel rail, low level w.c, extractor fan, double glazed frosted window.

First Floor Landing

With two double glazed frosted windows to the rear, landing space big enough for a desk, drop down hatch with roof ladder to flat roof.

Bedroom One

13'0 x 11'4

With radiator, double glazed window to the front. Door to

En-suite Shower Room

6'3 x 6'2

Comprising walk-in shower cubicle with waterfall shower head, Italian sink, low level w.c, tiled walls & floor, chrome towel rail, double glazed frosted window to the side.

Bedroom Two

13'0 x 10'6

With radiator, double glazed window to the front.

Bedroom Three

13'1 x 11'6

With radiator, double glazed window to the front.

Family Bathroom

8'1 x 6'3

Comprising bath with shower attachment, low level w.c, fully tiled walls & floor, Italian wash hand basin with waterfall tap, towel rail, double glazed frosted window.

Outside

To the front and there is an area of hardstanding with the side currently being used as parking, an area of astroturf and an outside Bike Store/Shed with cedar cladding & felt roof.

NB

Council tax band: E - This property is not furnished.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

