



**£295,000 Freehold**



Burgess & Co are delighted to present to the market this modern two bedroom end of terrace house, situated in a quiet development and ideally located within easy access of local schools, Ravenside Retail Park and Bexhill Town Centre with its array of amenities, restaurants, shops, mainline railway station and seafront. The accommodation comprises an entrance hall, a downstairs cloakroom, a modern fitted kitchen with integrated appliances, a 19'6 living/dining room with French doors leading out onto the rear SOUTH FACING garden. To the first floor there are two double bedrooms, an en-suite shower room to the main bedroom and a family bathroom. Further benefits include gas central heating, double glazing and the remainder of a new build warranty. To the outside, there is off road parking for two vehicles and to the rear there is an enclosed private garden. Viewing highly recommended by vendors sole agents.

Entrance Hall

With radiator, Karndean flooring, storage cupboard housing consumer unit & Logic boiler.

Downstairs W.C

5'2 x 3'1  
Comprising low level w.c, pedestal wash hand basin, radiator, Karndean flooring.

Kitchen

10'3 x 6'3  
Comprising matching range of wall & base units, worksurface, inset sink unit, fitted Zanussi gas hob with extractor hood over, fitted Zanussi oven, integrated Zanussi appliances to include washing machine, dishwasher & fridge/freezer, inset ceiling spotlights, Karndean flooring, double glazed window to the front.

Living/Dining Room

19'6 x 12'8  
With two radiators, oak effect laminate flooring, stairs to First Floor, double glazed windows & French doors to the rear garden.

First Floor Landing

With laminate flooring, hatch to loft being insulated & partly boarded.

Bedroom One

12'9 x 11'9  
With radiator, fitted cupboard, two double glazed windows to the rear. Door to

En-suite Shower Room

6'5 x 5'5  
Comprising tiled shower cubicle with Aqualisa electric shower, low level w.c, pedestal wash hand basin, mirrored vanity unit, extractor fan, radiator, Karndean flooring, double glazed frosted window to the side.

Bedroom Two

12'9 x 8'7  
With radiator, two double glazed windows to the front.

Bathroom

6'7 x 5'8  
Comprising bath, low level w.c, pedestal wash hand basin, mirrored vanity unit, extractor fan, Karndean flooring, double glazed frosted window to the side.

Outside

To the front there are two parking spaces side by side and a shingle flowerbed. To the rear there is a south facing garden comprising a patio area, a level area of lawn, flowerbed borders housing mature plants & shrubs, a timber shed, gated side access and is enclosed by fencing.

NB

Council tax band: B

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 96        |
| (81-91) B                                   | 83      |           |
| (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