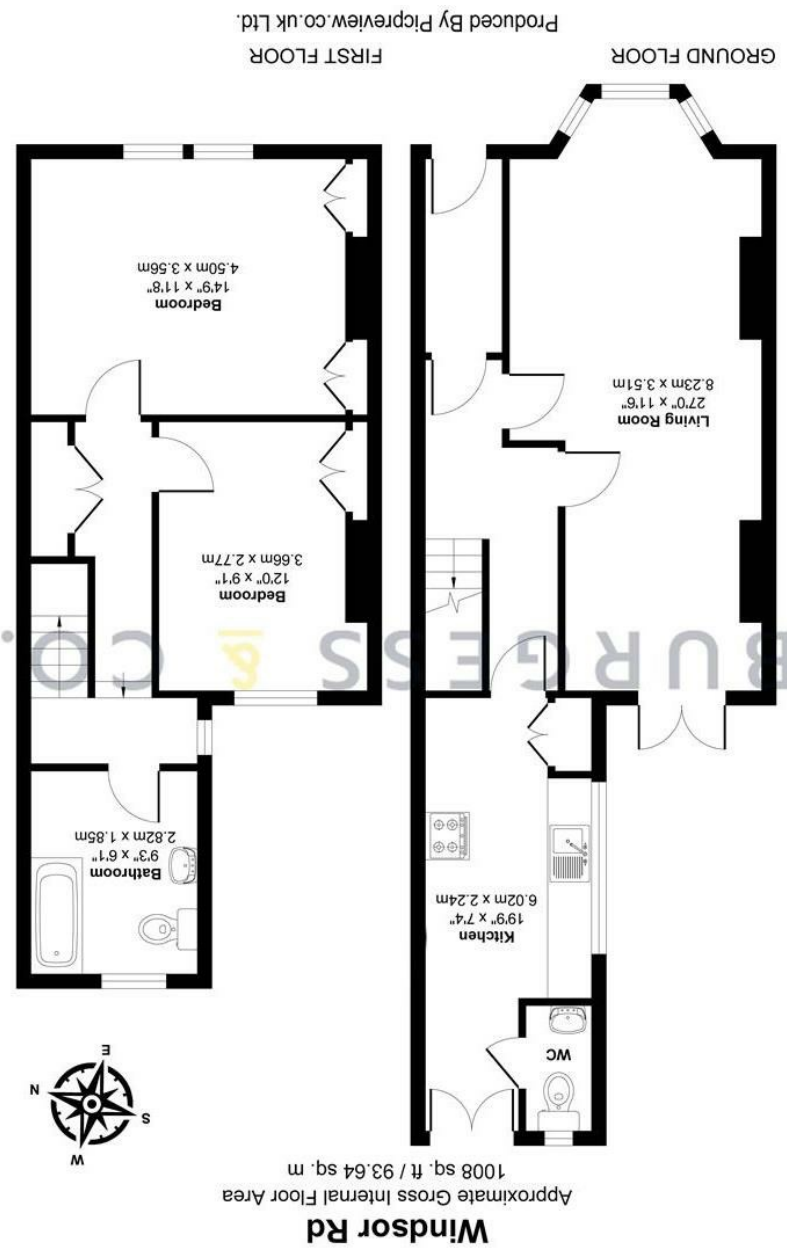




BURGESS & CO. 79 Windsor Road, Bexhill-On-Sea, TN39 3PE
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Offers In Excess Of
£280,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this charming two bedroom mid-terrace period house, conveniently located within walking distance of Bexhill Town Centre with its array of amenities to include shops, restaurants, mainline railway station and the seafront. The accommodation comprises an entrance lobby, a hallway, a 26'5 open plan living/dining room, a 19'8 modern kitchen, a downstairs w.c and to the first floor there are two double bedrooms with built-in wardrobes and a family bathroom. Further benefits include double glazing and gas central heating. To the front there is off road parking and to the rear there is an enclosed garden with patio area enjoying a westerly aspect. Ideal first purchase or investment opportunity. Viewing advised by the vendors sole agents.

Entrance Lobby

With door to

Hallway

With radiator with decorative cover, understairs storage cupboard, door to

Living/Dining Room

27'0 x 11'6

With three radiators, feature gas fireplace, shelving area with cupboard under, space for table & chairs, double glazed bay window to the front, double glazed patio doors to garden.

Kitchen

19'9 x 7'4

Comprising matching range of wall & base units, worksurface with inset sink unit, inset Lamona gas hob with extractor hood over, integrated eye level microwave with oven under, integrated fridge, integrated freezer, integrated dishwasher, space & plumbing for washing machine, wall mounted Worcester boiler, tiled floor, vertical radiator, inset spotlights, double glazed window to the side. Opening to

Rear Lobby

With doors to the garden. Door to

Separate W.C

5'8 x 2'5

Comprising low level w.c, wash hand basin with storage under, tiled splashback, heated towel rail, double glazed frosted window to the rear.

First Floor Landing

With storage cupboard, loft access, double glazed window to the side.

Bedroom One

14'9 x 11'8

With radiator, feature fireplace, two fitted wardrobes, two double glazed window to the front.

Bedroom Two

12'0 x 9'1

With radiator with decorative cover, fitted shelves, fitted cupboard, double glazed window to the rear.

Bathroom

9'3 x 6'1

Comprising bath with shower over & glass screen, vanity unit with inset wash hand basin, low level w.c, heated towel rail, tiled walls & floor, fitted wall cupboard, fitted vanity mirror, inset spotlights, double glazed window to the rear.

Outside

To the front there is off road parking for two vehicles. To the rear there is a patio area, flowerbeds housing mature shrubs & trees, a garden shed, a decked area to the side with seating and the garden is enclosed by fencing.

NB

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

