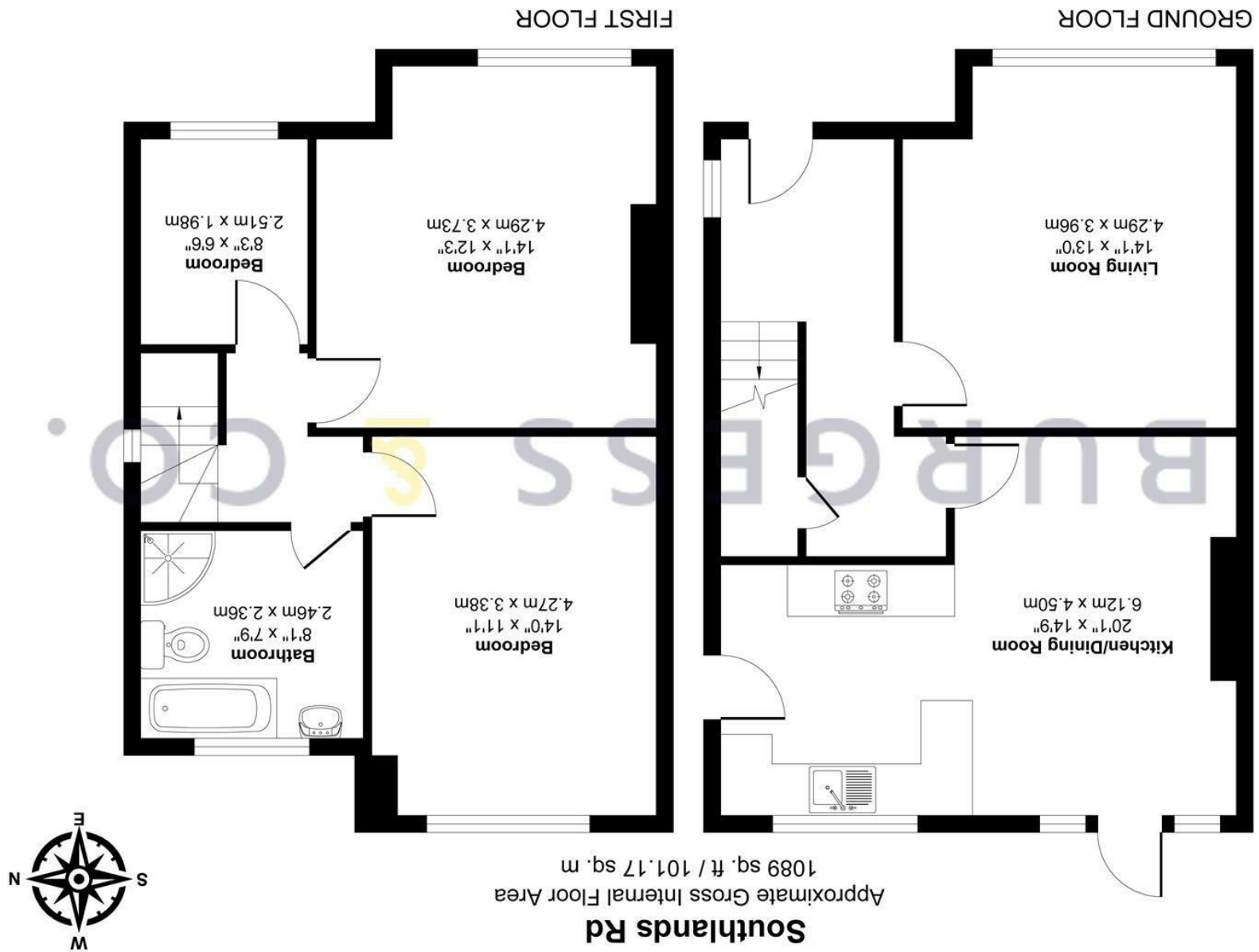


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BURGESS & CO.
01424 222255

3 Southlands Road, Bexhill-On-Sea, TN39 5HG

£345,000 Freehold



Burgess & Co are delighted to bring to the market this three bedroom 1930's semi-detached house offering bright and spacious accommodation throughout. Located within easy reach of local schools, nurseries, bus services, local shops as well as being within 2 miles of Bexhill Town Centre with its shops, restaurants, mainline railway station and seafront. This family home comprises an entrance hall, a living room, an open plan kitchen/dining room with direct access to the garden and scope to create an under-stairs cloakroom. To the first floor there are three bedrooms, and a family bathroom. The property also benefits from gas central heating and double glazing. To the outside there is a small lawned garden, driveway providing off-road parking for several vehicles with side access from front to back and to the rear there is a good sized WEST FACING lawned rear garden with patio area and a large summer house. Viewing is highly recommended by sole agents.

Entrance
Newly purchased composite front door in the original style opening to

Entrance Hall
With radiator, laminate oak flooring, stairs to First Floor, understairs storage cupboard housing consumer unit, double glazed frosted window to the side.

Living Room
14'1 x 13'0
With radiator, laminate oak flooring, wood burner, picture rail, double glazed window to the front.

Open Plan Kitchen/Dining Room
20'1 x 14'9
Comprising matching range of wall & base units, worksurface, inset sink unit, newly purchased eye level AEG double oven & AEG electric hob, space for appliances, breakfast bar area, Worcester boiler, double glazed window to the rear, double glazed window & door to the side. Dining Area with radiator, feature fireplace, picture rail, double glazed window & door to the rear garden.

First Floor Landing
With feature stained glass window.

Bedroom One
14'1 x 12'3
With radiator, feature fireplace, laminate oak flooring, picture rail, double glazed window to the front.

Bedroom Two
14'0 x 11'1
With radiator, fitted wardrobes, double glazed window to the rear.

Bedroom Three
8'3 x 6'6
With radiator, double glazed window to the front.

Bathroom
8'1 x 7'9
Comprising panelled bath, shower cubicle, low level w.c, tiled walls & floor, loft hatch, inset ceiling spotlights, chrome heated towel radiator, double glazed frosted window to the rear.

Outside
To the front there is an area of garden enclosed by dwarf brick wall and a driveway providing off road parking leading to wooden gates giving access to the rear. To the rear there is a patio area, an electric car charger, an area of lawn, a summerhouse/cabin with power, mature trees & shrubs, a concrete base area, being enclosed by fencing & enjoying a westerly aspect.

NB
Council tax band: C

