



83, College Road, Bexhill-On-Sea, TN40 1TN

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Price £330,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SEMI-DETACHED THREE BEDROOM HOUSE, conveniently positioned in this sought-after region of Bexhill, close to popular schooling establishments, Ravenside Retail Park and Bexhill town centre with its mainline railway station and its convenient links to London, the seafront, promenade and De La Warr Pavilion.

The property is approached via a driveway providing OFF ROAD PARKING and also has an INTEGRAL GARAGE. A large porch provides access into the main entrance hall, from here you can access the DUAL ASPECT LIVING ROOM, conservatory, MODERN KITCHEN, upstairs landing, THREE GOOD SIZED BEDROOMS and a bathroom with bath and shower. The property does benefit from having mostly double glazed windows and gas fired central heating. The property also benefits from an ENCLOSED LANDSCAPED REAR GARDEN.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

With window to side opening into:

LARGE PORCH

Double glazed window to side aspect, ample space for taking off coats and shoes, storage cupboard housing the gas meter and consumer unit for electrics, double glazed door with window to side opening to:

ENTRANCE HALL

Spacious with stairs rising to upper floor accommodation, partially wood panelled walls, radiator, under stairs storage cupboard, further large cupboard, double glazed window to front aspect.

LIVING ROOM

18' x 11'11 (5.49m x 3.63m)

Dual aspect, radiator, wooden framed single glazed window with secondary glazed inset to side aspect, double glazed sliding patio doors to rear aspect opening into the conservatory, bespoke fitted cabinetry, radiator.

CONSERVATORY

10' x 9'9 (3.05m x 2.97m)

Part brick construction, electric radiator, double glazed windows to side and rear elevations, polycarbonate roof, double glazed French doors to garden. Pleasant views can be enjoyed from this room onto the garden.

KITCHEN

12'10 x 7'7 (3.91m x 2.31m)

Galley style, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, space for gas cooker, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, radiator, down lights, coving to ceiling, double glazed window and door to rear aspect with views onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, pull down ladder, partially boarded with light and insulated.

BEDROOM

10'10 x 9'3 (3.30m x 2.82m)

Double glazed window to rear aspect with views onto the garden, radiator, down lights.

BEDROOM

11'8 x 8'7 (3.56m x 2.62m)

Down lights, radiator, double glazed window to front aspect.

BEDROOM

10'10 x 7'1 (3.30m x 2.16m)

Down lights, radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

Walk in shower enclosure with chrome shower shower fixing, waterfall style shower head and hand-held shower attachment, panelled bath with chrome mixer tap, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, part tiled walls, radiator/ heated towel rail, wood effect LVT flooring, double glazed window with obscured glass to front aspect.

REAR GARDEN

Landscaped and private, sympathetically terraced and family friendly, a variety of plants and shrubs, gated side access to front. A stone patio abuts the property with a raised planted area, steps up to an area of lawn and steps to a further area laid with concrete patio at the top of the garden. The garden is accessible via the conservatory and the kitchen.

OUTSIDE - FRONT

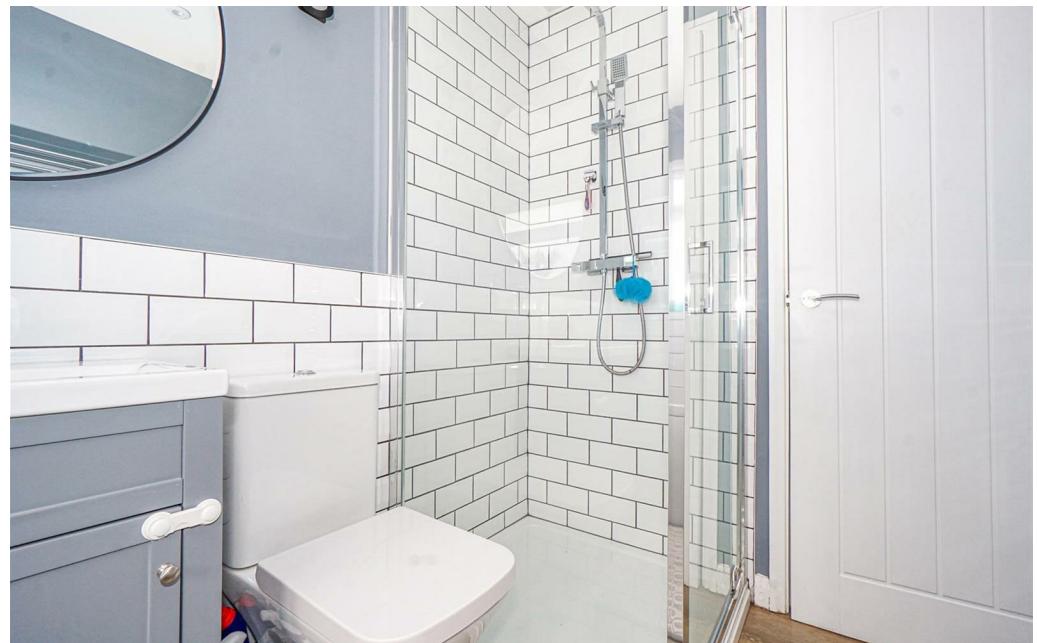
Lawned front garden, off road parking.

GARAGE

16' x 8'7 (4.88m x 2.62m)

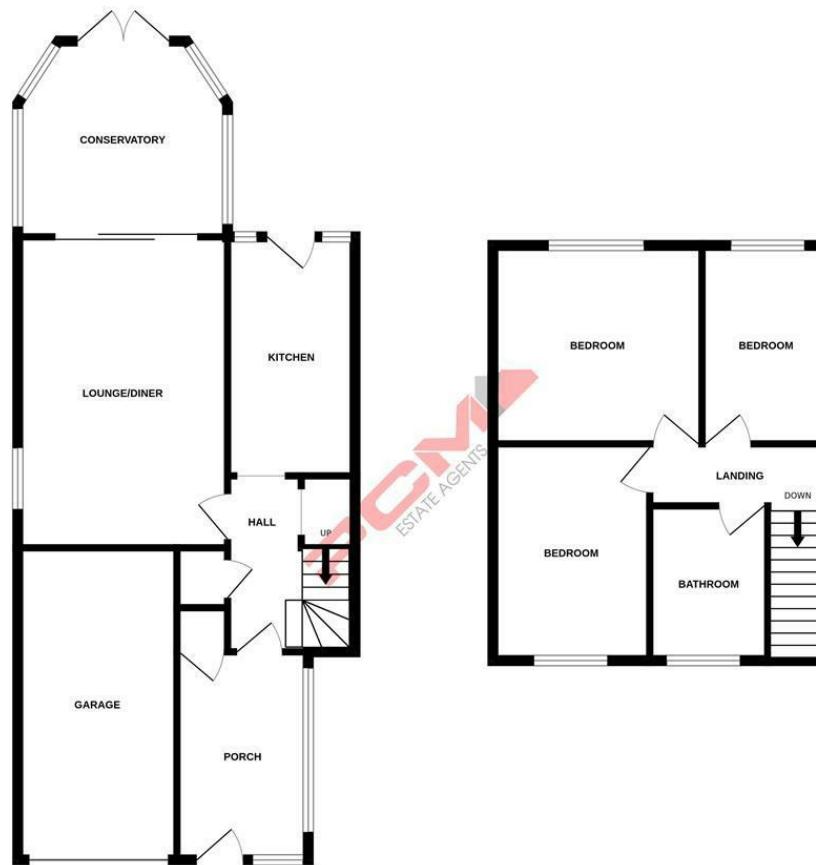
Power and light, up and over door.

Council Tax Band: C



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The chart shows the Energy Efficiency Rating scale from A to G. The scale is color-coded: A (dark blue), B (medium blue), C (light blue), D (light green), E (yellow-green), F (orange), and G (red). The 'A' category is labeled 'Very energy efficient - lower running costs'. The 'G' category is labeled 'Not energy efficient - higher running costs'. A green arrow points from the 'A' category towards the 'G' category, with the number '8' at the end of the arrow, indicating the range of the scale.

Rating	Energy Efficiency Description	Current	Potential
A	Very energy efficient - lower running costs		
B			
C			
D			
E			
F			
G	Not energy efficient - higher running costs		

EU Directive 2002/91/EC

A horizontal scale bar divided into seven segments, each labeled with a letter from A to G. The segments are color-coded: A (dark blue), B (medium blue), C (light blue), D (medium grey), E (light grey), F (medium grey), and G (light grey). Above the scale, the text 'Environmental Impact (CO2) Rating' is displayed in a blue box. Below the scale, the text 'Current Potential' is displayed in a blue box. At the bottom, the text 'Not environmentally friendly - higher CO2 emissions' is displayed in a blue box.

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions
(92 plus) A	Current	Potential
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.