



Burgess & Co are delighted to bring to the market this bright and spacious three bedroom terraced home, conveniently located in the favoured residential area of Penland Wood being within easy access to Ravenside Retail Park providing shopping facilities and leisure centre. Bexhill Town Centre is also within close proximity with mainline railway station, shopping facilities, restaurants and seafront. The accommodation comprises an entrance hall, an open plan living/dining room, a modern fitted kitchen with serving hatch, a downstairs cloakroom, three bedrooms and a modern fitted bathroom. Further benefits include gas central heating and double glazing. To the outside there is a front garden, an enclosed rear garden with personal door into a single garage located in a block. Viewing is highly recommended by vendors sole agents.

**Entrance Hall**

With radiator, wood flooring.

**Downstairs W.C**

Comprising low level w.c, wash hand basin, mirror, double glazed frosted window.

**Living/Dining Room**

27'8 x 11'2

With radiator, double glazed bay window to the front, double glazed window to the rear.

**Kitchen**

13'2 x 9'1

Comprising matching range of wall & base units, oak worksurfaces, inset sink unit, fitted gas hob with extractor hood over, fitted eye level oven, integrated fridge/freezer, space for washing machine, understairs storage cupboard housing gas meter & consumer unit, serving hatch, double glazed window to the rear.

**First Floor Landing**

With airing cupboard, hatch to loft via ladder being insulated & partly boarded.

**Bedroom One**

12'0 x 11'2

With radiator, double glazed windows to the front, Juliet balcony.

**Bedroom Two**

12'4 x 10'1

With radiator, double glazed window to the rear.

**Bedroom Three**

8'1 x 6'7

With radiator, double glazed window to the front.

**Bathroom**

8'0 x 5'5

Comprising P-shaped bath with shower over & screen, vanity unit with inset wash hand basin, low level w.c, chrome heated towel radiator, tiled walls, double glazed frosted window to the rear.

**Outside**

To the front there is a patio garden with flowerbed borders housing mature plants & shrubs and a pathway to the entrance. To the rear the garden is mainly laid to lawn with patio pathway, flowerbeds housing mature trees & shrubs, personal door to garage, being enclosed by fencing with wooden gate.

**Garage**

17'5 x 8'9

Located in a block to the rear with electric roller door & personal door to the garden.

**NB**

Council tax band: C

**Energy Efficiency Rating**