

GROUND FLOOR
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Salisbury Rd

BURGESS & CO.
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7 Salisbury Road, Bexhill-On-Sea, TN40 2AD

Offers In Excess Of
£250,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to present to the market this three bedroom mid-terraced house, situated close to Bexhill Town Centre with its amenities, shops, restaurants, and mainline railway station with direct links to London. The property offers spacious accommodation throughout and comprises an entrance hall leading into a 27'1 living/dining room, a fitted kitchen, a downstairs bathroom and to the first floor there are three good sized bedrooms. Further benefits includes gas central heating, double glazing and to the outside there is an enclosed rear garden being mainly laid to lawn. Viewing recommended by vendor's sole agents.

Entrance Hall

With radiator, cupboard housing meter & consumer unit (needs updating), stairs to First Floor.

Living/Dining Room

27'1 x 11'7
With two radiators, feature brick fireplace with gas fire, fitted shelving units, double glazed window to the front, double glazed window to the rear.

Kitchen

17'8 x 8'2
Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, inset electric hob with extractor hood over, free standing cooker, space for washing machine & tumble dryer, radiator, breakfast bar area, Worcester combi boiler, double glazed window & door to the rear.

Bathroom

8'5 x 5'6
Comprising bath, low level w.c, pedestal wash hand basin, tiled floor, chrome heated towel radiator, extractor fan, double glazed frosted window to the side & rear.

First Floor Landing

With access to loft being insulated & partly boarded.

Bedroom One

15'1 x 12'2
With radiator, fitted wardrobes, three double glazed windows to the front.

Bedroom Two

13'7 x 9'7
With radiator, double glazed window to the rear.

Bedroom Three

11'3 x 8'2
With radiator, double glazed window to the rear.

Outside

To the front there is a patio area enclosed by dwarf brick wall. To the rear there is a patio area, steps lead up to a level area of lawn, further steps lead to an area of decking with timber shed being enclosed by fencing.
Outside – large patio area, steps up to level area of lawn, steps up to decking area with timber shed, enclosed by fencing. Right of way passage.

NB

Council tax band: B

