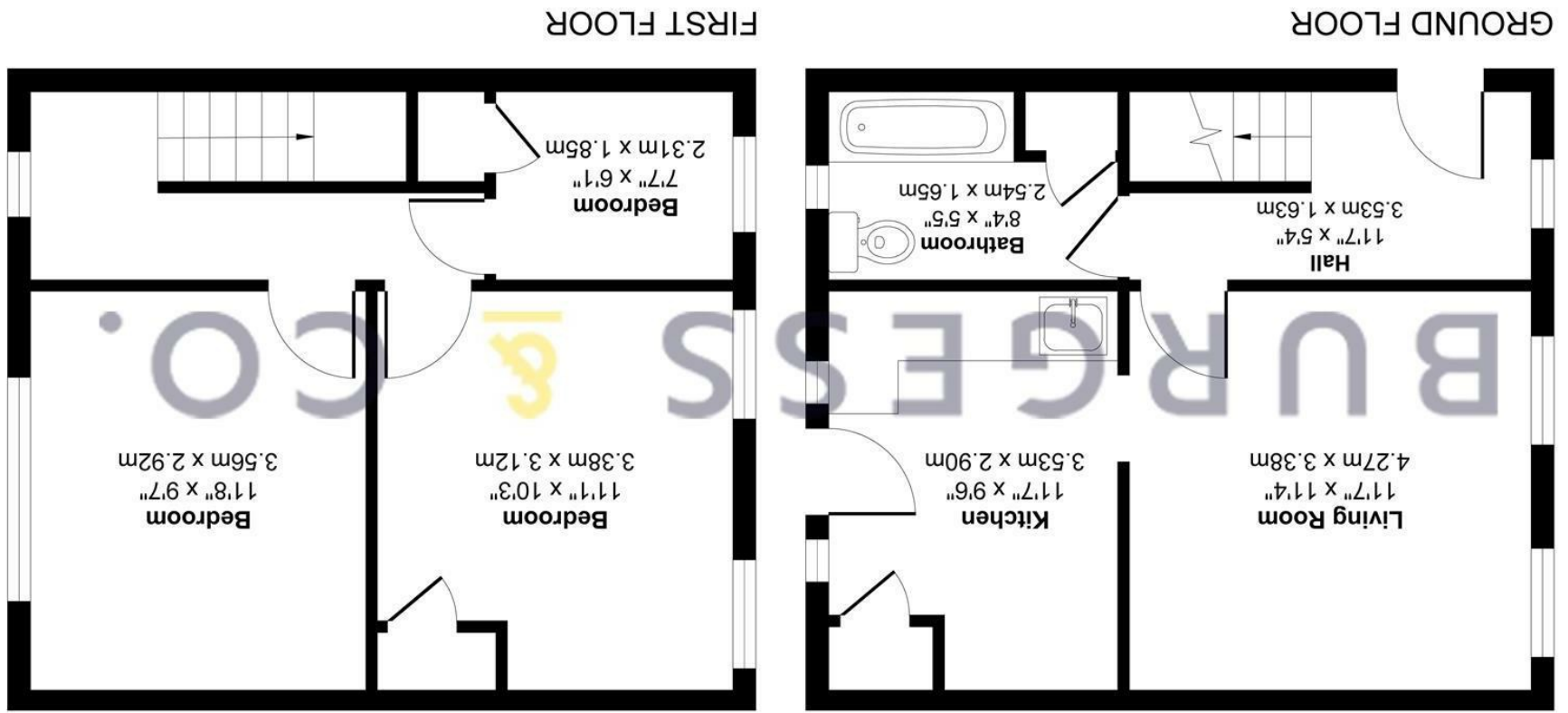




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Sedgewick Rd
 Approximate Gross Internal Floor Area
 697 sq. ft / 64.75 sq. m

BURGESS & CO.
 01424 222255

2 Sedgewick Road, Bexhill-On-Sea, TN40 2DA

Offers Over
£250,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this bright and spacious end of terrace house, occupying a corner plot and situated in a convenient residential area with nearby schools, local shops and bus services. Bexhill Town Centre is just over a mile away with its array of shopping facilities, restaurants, mainline railway station and seafront. The accommodation is arranged to provide an entrance hall, a living room, a kitchen, a bathroom to the ground floor and to the first floor there are three bedrooms. The property benefits from new double glazed windows, new gas central heating system, a small front garden with steps leading to the front door and to the rear there is an enclosed garden with patio area. The house is considered to be in immaculate condition throughout having been updated by the current owners to include a new roof. Viewing is essential to fully appreciate all that this property has to offer.

Entrance Hall

With radiator, stairs to first floor, double glazed porthole window.

Living Room

11'7 x 11'4
With radiator, feature fireplace, two double glazed windows to the front.

Kitchen

11'7 x 9'6
Comprising matching range of wall & base units, worksurfaces, tiled splashbacks, inset sink unit, inset electric hob with cooker under, space for dishwasher, space for standing fridge/freezer, storage cupboard, radiator, double glazed windows & door to the rear.

Bathroom

8'4 x 5'5
Comprising bath with mixer tap, shower attachment & folding screen, low level w.c, pedestal wash hand basin, tiled splashbacks, heated towel radiator, double glazed frosted window to the rear.

First Floor Landing

With radiator, double glazed window to the rear.

Bedroom

11'1 x 10'3
With radiator, fitted cupboard, two double glazed windows to the front.

Bedroom

11'8 x 9'7
With radiator, double glazed window to the rear.

Bedroom

7'7 x 6'1
With radiator, fitted cupboard, double glazed window to the front.

Outside

To the front steps & path lead to the front door with area of lawn to either side and flowerbed borders. To the rear there is a patio area, an area of lawn, flowerbeds, being enclosed by fencing with gated rear access.

NB

Council tax band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

