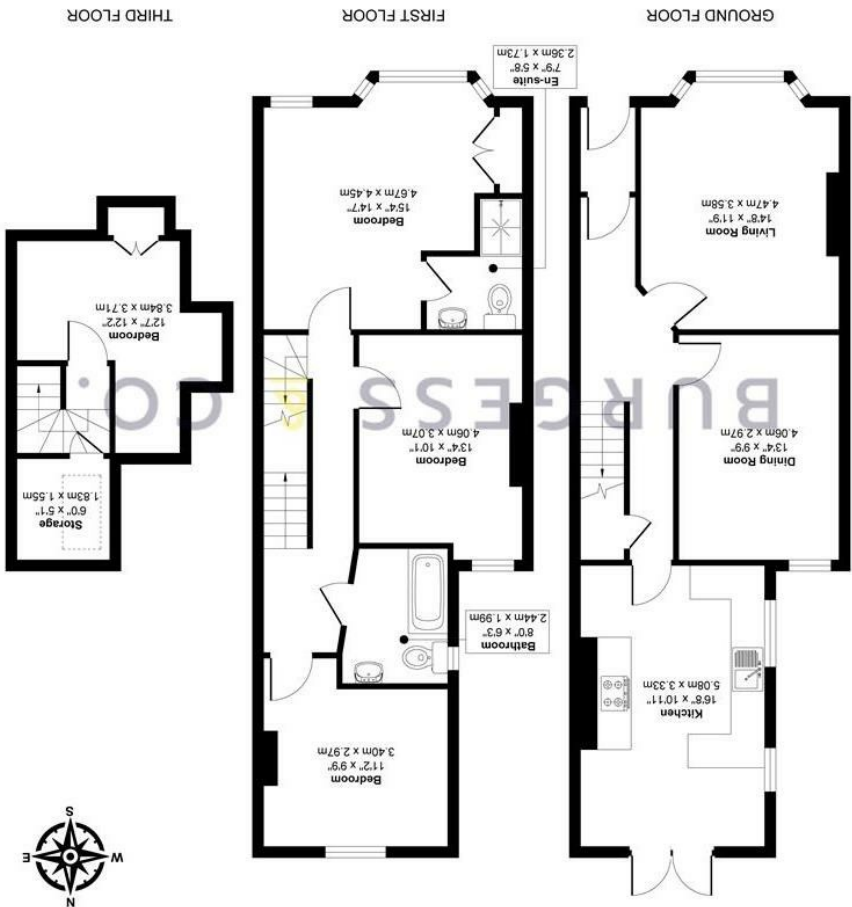




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Havelock Rd
Approximate Gross Internal Floor Area
1384 sq. ft / 128.57 sq. m

BURGESS & CO. 34 Havelock Road, Bexhill-On-Sea, TN40 2BZ
01424 222255

Offers Over
£330,000 Freehold



Burgess & Co are delighted to bring to the market this impressive, extended four bedroom semi detached Victorian house, situated within close proximity to Bexhill Old Town and Bexhill Town Centre with its range of shops, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The property offers spacious and well proportioned accommodation throughout to include a large entrance hall, a living room, a dining room and a fitted kitchen/breakfast room. To the first floor there are three double bedrooms with the main boasting an en-suite shower room, a family bathroom and to the top floor there is a loft room with fantastic roof top views. The property retains many original features and benefits from double glazing and gas central heating. To the outside there is a sunny aspect rear garden being mainly laid to lawn. Viewing is considered essential to fully appreciate all this property has to offer.

Entrance Hall

With radiator, dado rail, wooden flooring, stairs to first floor, two understairs storage cupboards housing meter & consumer unit.

Living Room

14'8 x 11'9

With radiator, feature fireplace, double glazed bay window to the front.

Dining Room

13'4 x 9'9

With radiator, picture rail, double glazed window to the rear.

Kitchen

16'8 x 10'11

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit with mixer tap, inset electric hob with extractor hood over, fitted double oven, space for American style fridge/freezer, breakfast bar area, plinth lighting, tiled floor, wall mounted boiler, double glazed window to the side & rear, double glazed door to the garden.

First Floor Landing

With picture rail.

Bedroom One

15'4 x 14'7

With radiator, bespoke fitted window seat with storage, fitted wardrobes, picture rail, double glazed bay window to the front. Door to

En-suite Shower Room

7'9 x 5'8

Comprising shower cubicle with electric shower, low level w.c, pedestal wash hand basin, vanity mirror & light, radiator, extractor fan, partly aqua-panelled walls.

Bedroom Two

13'4 x 10'1

With radiator, picture rail, double glazed window to the rear.

Bedroom Three

11'2 x 9'9

With radiator, picture rail, fitted shelves, double glazed window to the rear.

Bathroom

8'0 x 6'3

Comprising bath with shower over & screen, vanity unit with inset wash hand basin & low level w.c, extractor fan, heated towel radiator, Bluetooth vanity mirror, inset ceiling spotlights, double glazed frosted window to the side.

Top Floor

With access to eaves storage.

Bedroom Four

12'7 x 12'2

With radiator, storage cupboard, double glazed window to the side enjoying far reaching views towards Beachy Head.

Outside

To the front there are steps & pathway to the entrance, a paved garden with flowerbed housing mature shrubs, plants & palm tree

as well as gated side access. To the rear there is a raised area of decking, step down to a level area of lawn with stepping stone pathway, flowerbeds housing mature trees & shrubs, an area of slate, two sheds one could be used as a workshop, being enclosed by fencing & trees and enjoying privacy.

NB

Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC