



College Rd
 Approximate Gross Internal Floor Area
 927 sq. ft / 86.12 sq. m

BURGESS & CO. 88 College Road, Bexhill-On-Sea, TN40 1TW
 01424 222255

£285,000 Freehold



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****CHAIN FREE**** Burgess & Co are delighted to bring to the market this spacious three bedroom end of terrace house, 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 is arranged to provide an entrance hall, a downstairs w.c, an open plan living/dining room, a kitchen and to the first floor there are three bedrooms as well as a family bathroom. Although the property does now require some updating, it does benefit from gas central heating and double glazing. To the outside there is a front garden, and to the rear there is an enclosed west facing garden with access to a garage located in a block. This would make an ideal purchase for a first time buyer or investment opportunity and is to be sold chain free with vacant possession. Viewing is highly recommended to appreciate the potential this property has to offer.

Entrance Hall

With radiator, stairs to First Floor, borrowed light window.

Downstairs W.C

Comprising low level w.c, wash hand basin.

Living/Dining Room

26'8 x 11'3

With two radiators, serving hatch to Kitchen, triple aspect with double glazed bay window to the front, double glazed window to the side, double glazed window & door to the rear garden.

Kitchen

10'8 x 9'4

Comprising matching range of wall & base units, worksurfaces, tiled splashbacks, inset sink unit, cooker with extractor hood over, space for appliances, wall mounted boiler, two fitted cupboards, double glazed window & door to the rear garden.

First Floor Landing

With loft hatch, fitted cupboard.

Bedroom One

12'0 x 11'4

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

Bedroom Two

12'2 x 10'0

With radiator, fitted wardrobes, double glazed window to the rear.

Bedroom Three

7'11 x 6'10

With radiator, built-in cupboard, double glazed window to the front.

Bathroom

8'0 x 5'4

Comprising panelled bath, pedestal wash hand basin, low level w.c, tiled walls, double glazed frosted window to the rear.

Outside

To the front there is a pathway with 3 steps up to the entrance and an area of lawn. To the rear there is a westerly facing garden comprising a paved patio area, an area of lawn, a timber shed, being enclosed by fencing with gated rear access to the block of garages.

Garage

Located to the rear of the property in a block with up & over door.

NB

Council tax band: C

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

