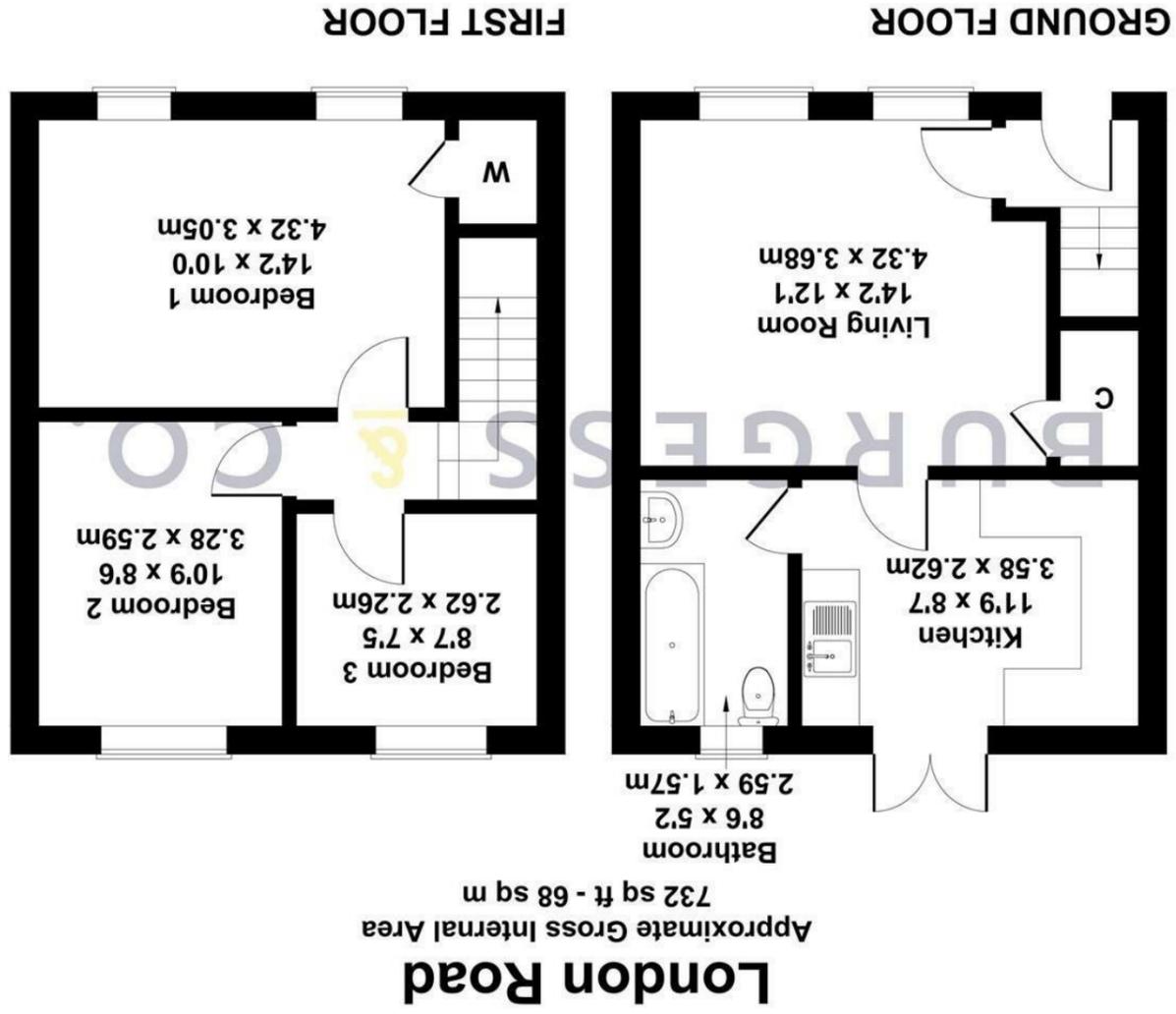




Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



BURGESS & CO.
01424 222255

279 London Road, Bexhill-On-Sea, TN39 4AH

Offers Over
£275,000 Freehold



01424 222255

Burgess & Co are delighted to present to the market this bright and spacious three bedroom semi detached house, ideally situated within 1.5 miles of Bexhill Town Centre with its range of shopping facilities, restaurants, mainline railway station and the seafront. The accommodation comprises an entrance hall, a living room, a fitted kitchen, a modern bathroom and to the first floor there are two double bedrooms and a single bedroom. To the outside there is a large level rear garden being mainly laid to lawn with raised deck. Further benefits include double glazing, gas central heating and the property is well presented throughout. Viewing is recommended by vendors sole agents.

Entrance Hall

With stairs to First Floor, door to

Living Room

14'2 x 12'1

With feature open fireplace & surround with electric fire, understairs storage cupboard, two double glazed windows to the front. Door to

Kitchen

11'9 x 8'7

Comprising matching range of wall & base units, worksurface, inset sink unit, space for washing machine & tumble dryer, fitted oven, inset induction hob with extractor hood over, space for fridge/freezer & dishwasher, tiled splashbacks, wall mounted Worcester boiler, radiator, double glazed doors to the rear garden. Door to

Bathroom

8'6 x 5'2

Comprising bath with Mira electric shower over, low

level w.c, vanity unit with inset wash hand basin, partly tiled walls, vanity mirror with light above, heated towel radiator, extractor fan, double glazed frosted window to the rear.

First Floor Landing

With loft hatch, double glazed window to the side.

Bedroom One

14'2 x 10'0

With radiator, storage cupboard, two double glazed windows to the front.

Bedroom Two

10'9 x 8'6

With radiator, double glazed window to the rear.

Bedroom Three

8'7 x 7'5

With radiator, double glazed window to the rear.

Outside

To the front there is a gate with access to a sloped

pathway, an area of lawn being enclosed by fencing and side access. To the rear there is a raised area of decking with steps down to a level area of lawn, a garden shed and the garden is enclosed by fencing.

NB

Council tax band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	

