



£258,000 Freehold



Burgess & Co are pleased to offer to the market this well presented three bedroom terraced house, situated within close proximity to local amenities, schools, and Bexhill Town Centre with its shops, restaurants, mainline railway station and seafront. The property offers spacious accommodation throughout and comprises a porch, an entrance hall, an open plan living area with modern kitchen/diner, a downstairs bathroom and to the first floor there are two double bedrooms and a single bedroom. Further benefits include gas central heating, double glazing and to the outside there is off road parking to the front and an enclosed courtyard garden to the rear. Viewing is recommended to fully appreciate this lovely home.

Porch

With double glazed frosted windows to the front & side elevations, door to

Entrance Hall

With radiator, understairs storage cupboard housing consumer unit & electric meter, stairs leading to the first floor.

Living Room

19'7 x 12'1
With two radiators, feature fireplace, two double glazed windows to the front. Open archway leading to

Kitchen/Diner

17'5 x 9'1
Comprising matching range of wall & base units, solid wood worksurfaces, inset stainless steel sink unit, inset gas hob with extractor hood over, integrated eye level electric double oven/grill, space & plumbing for washing machine & dishwasher, space for freestanding fridge/freezer, breakfast bar, engineered oak flooring, recessed ceiling spotlights, partly tiled walls, radiator, skylight, double glazed windows & double glazed door to the rear elevation giving access to the rear garden.

Bathroom

6'7 x 6'5
Modern suite comprising panelled bath with mixer tap &

shower attachment, low level w.c, vanity unit with wash hand basin, tiled walls, extractor fan, chrome heated towel radiator, frosted glazed internal window to the rear.

First Floor Landing

With access to loft via fitted ladder, double glazed window to the rear.

Bedroom One

12'2 x 9'2
With radiator, double glazed window to the rear.

Bedroom Two

12'0 x 9'9
With radiator, airing cupboard housing the hot water cylinder, storage cupboard above, two double glazed windows to the front.

Bedroom Three

6'1 x 5'9
With radiator, wall mounted gas boiler, double glazed window to the front. The room is currently used as a walk in dressing room with fitted hanging rails and fitted shelving.

Outside

To the front there is a blocked paved driveway providing off road parking for two vehicles. To the rear there is a low maintenance garden being laid to Indian sand stone with timber shed and gate giving access to the rear.

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

