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BURGESS & CO.

104 Reginald Road, Bexhill-On-Sea, TN39 3PG

£269,950 Freehold

01424 222255

Reginald Road, TN39

Approximate Gross Internal Area = 82.2 sq m / 885 sq ft



BURGESS & CO.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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****CHAIN FREE** Burgess & Co are pleased to offer to the market this charming two bedroom end of terrace house, ideally situated within close proximity of Bexhill Town Centre with its range of shops, restaurants, mainline railway station, bus services, and seafront with the iconic De La Warr Pavilion. The spacious accommodation comprises an entrance hall, a bay fronted living room, a kitchen/dining room, a sun room, a downstairs w.c and to the first floor there are two double bedrooms and a bathroom. The property benefits from gas central heating, double glazing and an enclosed courtyard garden. Viewing is highly recommended by vendors sole agents to fully appreciate all the character on offer and the convenient location.**

Entrance Hall

With radiator, stairs to First Floor.

Living Room

13'6 x 11'7

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

Kitchen/Dining Room

15'7 x 14'8

Comprising matching range of wall & base units, worksurface, inset sink unit, inset gas hob with extractor hood, fitted cooker, space for appliances, space for table & chairs, fitted cupboard, wall mounted boiler, radiator, understairs storage cupboard, double glazed window to the rear. Door to

Sun Room

With double glazed windows & door to the garden. Door to

Downstairs W.C

Comprising low level w.c, wash hand basin.

First Floor Landing

Bedroom One

15'0 x 11'0

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

Bedroom Two

11'10 x 10'2

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

Bathroom

8'6 x 5'0

Comprising bath with shower over & screen, high flush w.c, wash hand basin, chrome heated towel radiator, tiled walls, double glazed frosted window to the rear.

Outside

To the rear there is an enclosed courtyard being laid to astroturf with gated rear access.

NB

Council tax band: B





















