



**BURGESS & CO.**  
 01424 222255

28 Beaconsfield Road, Bexhill-On-Sea, TN40 2BN

£265,000 Freehold



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**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this three bedroom terraced house, ideally located in a residential area with a local convenience shop and bus services nearby. Bexhill Town Centre is within 1.5 miles with an array of shopping facilities, restaurants, mainline railway station and the seafront. The well presented accommodation comprises a bay fronted living room, a separate dining room, a fitted kitchen, a downstairs bathroom and to the first floor there are two double bedrooms and a smaller third bedroom. Further benefits include gas central heating, double glazing and an enclosed rear garden being mainly laid to lawn with patio area. Viewing recommended by vendor's sole agents.

**Front Door**

machine & boiler, tiled walls, double glazed frosted window to the rear.

**NB**

Council tax band: B

**Living Room**

13'6 x 9'4

With radiator, double glazed bay window to the front.

**First Floor Landing**

**Bedroom One**

13'8 x 11'4

With radiator, feature fireplace, two double glazed windows to the front.

**Bedroom Two**

12'3 x 10'1

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

**Bedroom Three**

9'7 x 5'6

With radiator, double glazed window to the rear.

**Dining Room**

12'0 x 9'4

With radiator, door to stairs leading to First Floor, double glazed window to the rear. Opening to

**Kitchen**

13'2 x 5'7

Comprising matching range of wall & base units, worksurfaces, inset stainless steel sink unit, inset electric hob with extractor hood over, fitted cooker, space for standing fridge/freezer, three windows, double glazed door to the garden. Door to

**Bathroom**

9'3 x 5'4

Comprising bath with shower over, low level w.c, wash hand basin, fitted cupboard housing washing

**Outside**

To the front there is a wall enclosed courtyard area and to the rear there is a patio area, gate leading to an area of lawn with timber shed, being enclosed by brick wall & fencing with gated side access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

