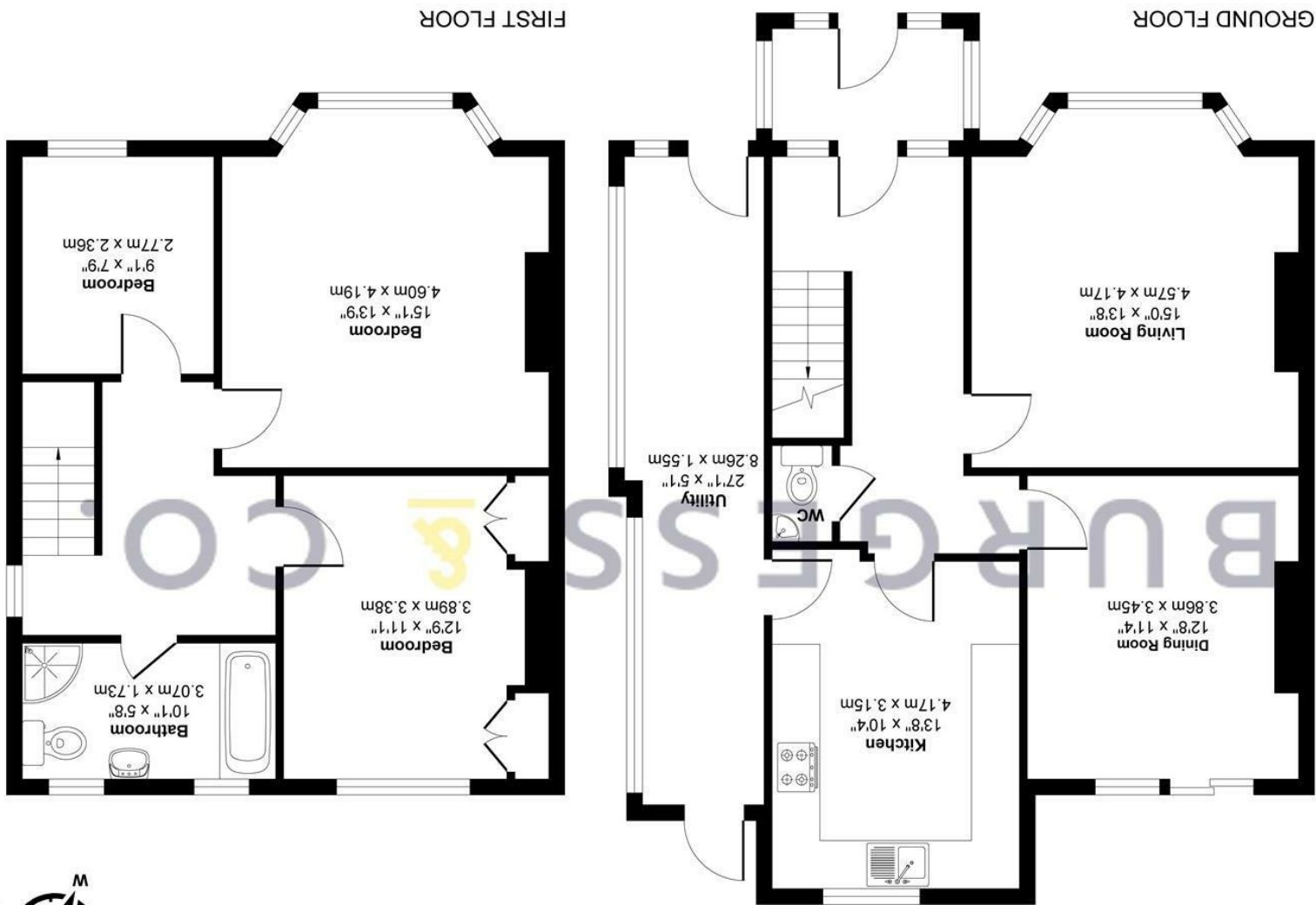




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Amherst Rd
Approximate Gross Internal Floor Area
1422 sq. ft / 132.10 sq. m

BURGESS & CO.
01424 222255

70 Amherst Road, Bexhill-On-Sea, TN40 1QW

£349,950 Freehold



Burgess & Co are delighted to present to the market this charming three bedroom bay fronted semi detached period house, situated in this convenient position being within walking distance of Bexhill Town Centre with its array of shops, amenities, restaurants, mainline railway station, seafront with the iconic De La Warr Pavilion. The accommodation comprises a porch, a spacious entrance hall, a bay fronted living room, a separate dining room, a downstairs w.c, a fitted kitchen, a large lean-to/utility and to the first floor there are three bedrooms and a family bathroom. The property retains many original features such as picture rails, original fireplaces and also benefits from double glazing and gas central heating. To the outside there is an elevated front garden and to the rear there is a large tiered garden which offers scope to create your own design. Viewing highly recommended by vendors sole agents.

- Porch

With tiled floor, double glazed windows, original front door to
- Entrance Hall

With radiator, stairs to first floor landing.
- Living Room

15'0 x 13'8

With radiator, feature fireplace, double glazed bay window to the front.
- Dining Room

12'8 x 11'4

With radiator, feature fireplace, double glazed sliding door to the rear.
- Downstairs W.C

Comprising low level w.c, wash hand basin.
- Kitchen

13'8 x 10'4

Comprising a matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, inset gas hob, fitted eye level double oven, space & plumbing for dishwasher & washing machine, partly tiled splashbacks, integrated fridge/freezer, inset ceiling spotlights, Worcester boiler, double glazed window to the rear. Double glazed frosted door to
- Lean-To/Utility

27'1 x 5'1

With light & power connected, double glazed windows, double glazed doors to both the front & rear.
- First Floor Landing

With airing cupboard, loft hatch with ladder, double glazed window to the side.
- Bedroom One

15'1 x 13'9

With radiator, feature fireplace, double glazed bay window to the front.
- Bedroom Two

12'9 x 11'1

With radiator, two built-in cupboards, double glazed window to the rear.
- Bedroom Three

9'1 x 7'9

With radiator, double glazed window to the front.
- Family Bathroom

10'1 x 5'8

Comprising bath with shower attachment, shower cubicle with electric shower, pedestal wash hand basin, low level w.c, radiator, inset ceiling spotlights, wall mounted mirrored vanity unit, partly tiled walls, two double glazed frosted windows to the rear.
- Outside

To the front there is an area of lawn, mature hedge and central steps leading to the front door. To the rear there is a tiered garden comprising of a patio area, water tap, steps leading to an area of lawn with mature shrubs & trees, further steps lead up to a large up hill area of lawn with mature shrubs & trees, garden shed and the garden enjoys distant views.

NB

Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

