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**BURGESS & CO.** 25 Ian Close, Bexhill-On-Sea, TN40 2RL  
01424 222255

Offers Over  
£240,000 Freehold



Burgess & Co are delighted to bring to the market this well presented three bedroom terraced house, situated in a quiet residential close. Ideally located being within 2 miles of Ravenside Retail Park with its array of shops, leisure centre and access to the beach. Bexhill Town Centre is also within 2 miles providing a further array of shopping facilities, restaurants, mainline railway station and the seafront. The accommodation comprises a porch, an entrance hall, a modern kitchen, a 15'5 living/dining room, and to the first floor there are three bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, off road parking, a garage located in a nearby block and an enclosed rear garden which backs on to woodland. Viewing is highly recommended with vendors' sole agents.

**Porch**

Being double glazed, door to

**Entrance Hall**

8'5 x 7'9

With radiator, fitted cupboard, laminate flooring.

**Living/Dining Room**

15'5 x 13'2

With radiator, feature fireplace, laminate flooring, stairs to first floor, double glazed window to the rear, double glazed door to the garden.

**Kitchen**

8'5 x 7'6

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, fitted electric hob with extractor hood over, fitted Beko eye level double oven, integrated slimline dishwasher, space for standing fridge/freezer, Glow-worm boiler, double glazed window to the front.

**First Floor Landing**

With fitted cupboard, access to loft.

**Bedroom One**

11'5 x 9'9

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

**Bedroom Two**

10'3 x 9'5

With radiator, fitted wardrobe, double glazed window to the front.

**Bedroom Three**

6'8 x 5'9

With radiator, double glazed window to the rear.

**Bathroom**

7'2 x 5'5

Comprising bath with electric Mira shower over, pedestal wash hand basin, low level w.c, aqua-panelled walls, double glazed frosted window to the front.

**Outside**

To the front there is a driveway providing off road parking for two cars. To the rear there is a tiered garden with decked steps Home Office with light & power, an area of shingle, an area of lawn, further steps lead down to a decked area with garden shed, being enclosed by fencing.

**Garage**

17'6 x 9'1

Located in a nearby block with up & over door.

**NB**

Council tax band: C

**Energy Efficiency Rating**