



**College Road, Bexhill-On-Sea TN40 1TW**

fox & sons

welcome to

## College Road, Bexhill-On-Sea

Fox & Sons are delighted to present this fantastic THREE-BEDROOM MID-TERRACED HOUSE, ideally located in the quiet residential area near 'Penland Woods', all whilst staying well-connected to Bexhill's amenities including Ravenside Retail Park & mainline Train Station. An excellent family home!



## Front Garden

Benefiting from an area laid to lawn, mature shrubbery & trees and paved access to the main entrance porch,

## Entrance Porch & Hallway

The porch offers double-glazed windows surround, leading to the entrance hallway which benefits from a downstairs WC and wash hand basin, access to all ground floor accommodation, understair storage and stairs rising to the first-floor.

## Lounge / Diner

24' 5" x 11' 3" ( 7.44m x 3.43m )

An impressive 24' ft long living room featuring double-glazed bay window to the front-aspect, delightful electric feature fireplace, two radiators, space for dining, double-glazed 'French' doors to the rear-aspect leading to the garden, additional double-glazed windows either side, kitchen hatch, powerpoints and TV point.

## Kitchen

11' 2" x 9' 2" ( 3.40m x 2.79m )

Featuring a range of matching wall and base units, incorporated single sink & drainer with mixer tap, double-glazed window & single door to the rear-aspect, space & plumbing for a dish washer, washing machine and fridge freezer, laminate edge worktops, fitted oven with four-ring hob & extractor fan above, partly-tiled walls, powerpoints and radiator. The kitchen also houses the combination boiler.

## Bedroom One

11' 11" x 11' 4" ( 3.63m x 3.45m )

Comprising 'Juliet-Style' full-height windows to the front-aspect, two additional double-glazed windows also to the front-aspect, radiator, powerpoints.

## Bedroom Two

11' 11" x 10' 5" ( 3.63m x 3.17m )

Comprising a double-glazed window to the rear-aspect, radiator, powerpoints and TV point.

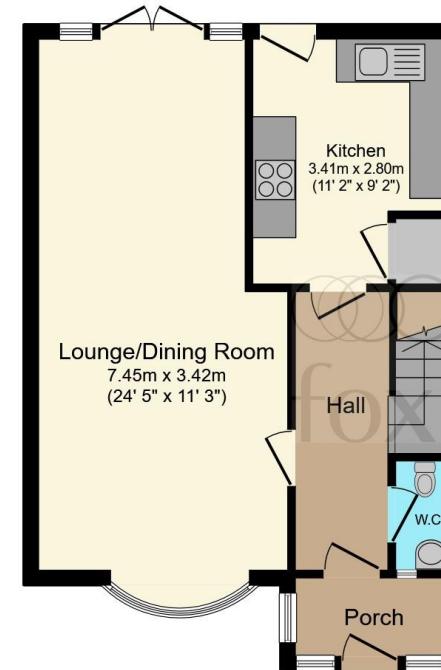
## Bedroom Three

8' x 6' 11" ( 2.44m x 2.11m )

Featuring double-glazed windows to the front-aspect, radiator and powerpoints.

## Bathroom

A matching suite offering a 'P' panelled bath with chrome shower attachments & mixer taps, pedestal wash hand basin, low-level WC, double-glazed window to the rear-aspect, heated towel rail and partly-tiled walls.



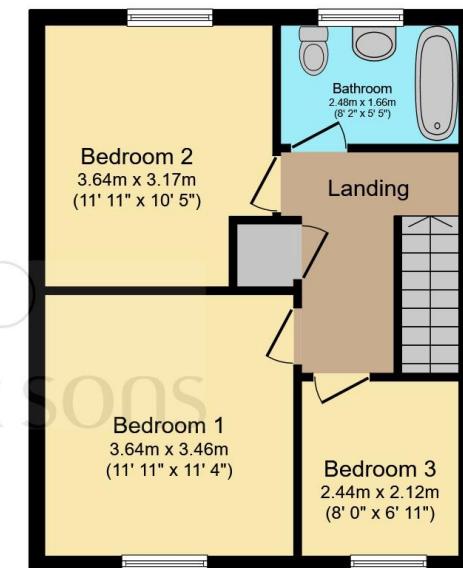
**Ground Floor**

## Rear Garden

A gorgeous space comprising a decked patio area, partial area laid to lawn, secure wooden paneled fencing surround, mature shrubbery, outdoor hose, tap and outdoor lighting.

## Garage En-Bloc

Access via up & over door, lighting and power.



**First Floor**

Total floor area 88.3 m<sup>2</sup> (950 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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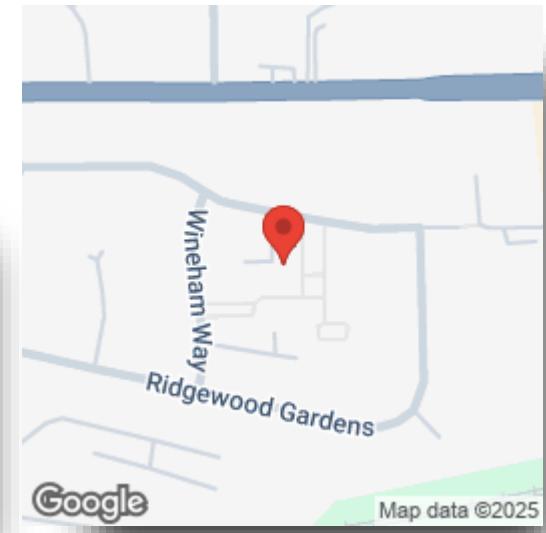
- Three Bedroom Terraced House
- Beautifully Kept Front & Rear Garden
- Garage En-Bloc

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£285,000**



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Property Ref:  
BOS112131 - 0005

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