



BURGESS & CO.
01424 222255

2 Clarence Gardens, Bexhill-On-Sea, TN40 2FJ

£255,000 Freehold



Burgess & Co are delighted to present to the market this charming two bedroom mid-terraced house, forming part of a private development in a sought after location. Situated within close proximity to bus services, Bexhill College, Ravenside Retail Park, Bexhill Old Town and Bexhill Town Centre with its range of shops, restaurants, mainline railway station as well as seafront with iconic De La Warr Pavilion. The exceptionally presented accommodation comprises an entrance lobby, a bright & spacious living room, a modern kitchen/breakfast room, a downstairs w.c and to the first floor there are two double bedrooms and a modern bathroom. Further benefits include gas central heating, double glazing, an allocated parking space and an enclosed rear garden. Viewing is highly recommended to fully appreciate all this property has to offer.

Entrance Lobby

With consumer unit, double glazed window to the front. Door to

Living Room

12'9 x 11'1
With radiator, inset ceiling spotlights, double glazed window to the front. Opening to

Kitchen/Breakfast Room

13'1 x 11'1
Comprising matching range of base & drawer units, worksurface, inset sink unit, inset electric hob, fitted eye level oven, radiator, inset ceiling spotlights, stairs to First Floor, double glazed window to the rear, double glazed French doors to the rear garden. Door to

Downstairs W.C

Comprising low level w.c, wash hand basin, extractor fan.

First Floor Landing

With fitted airing cupboard housing combi-boiler.

Bedroom One

11'1 x 10'3
With radiator, two double glazed windows to the front.

Bedroom Two

11'1 x 9'0
With radiator, fitted cupboards, double glazed window to the rear.

Bathroom

5'5 x 5'2
Comprising bath with shower over, low level w.c, vanity unit with inset wash hand basin, chrome heated towel radiator, tiled walls, extractor fan.

Outside

To the front there are communal gardens and allocated parking. To the rear there is a paved patio area, an area of astro-turf with flower boxes, being

enclosed by fencing.

NB

We have been advised there is an estate service charge of circa £100 per month, please contact us for further information on 01424 222255. Council tax band: B.

