



BURGESS & CO.
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28 Beaconsfield Road, Bexhill-On-Sea, TN40 2BN

Offers Over
£250,000 Freehold



****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

Living Room

13'6 x 9'4

With radiator, double glazed bay window to the front.

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

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

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 9'5

With radiator, double glazed window to the rear.

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.

NB

Council tax band: B

Energy Efficiency Rating

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