



25 Lansdowne Way, Bexhill-on-Sea,  
East Sussex TN40 2UJ





## PROPERTY DESCRIPTION

A well presented extended four bedroom detached family house ideally located within easy reach of Bexhill Town Centre, Ravenside Retail Park and Bexhill College. The bright and spacious accommodation is set over two floors and the ground floor comprises; entrance hall, bay fronted lounge, dining room, stunning modern fitted kitchen, utility room, breakfast area and further reception/games room. To the first floor there is a master bedroom with en-suite shower room, three further bedrooms, family bathroom and separate dressing room. Outside there is off road parking for multiple vehicles, rear garden with large decking area ideal for entertaining and integral garage. EPC - D.

## FEATURES

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Bay Fronted Lounge
- Utility Room
- En-Suite to Master
- Dressing Room
- Garage
- Sought After Location
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned inserts, ceiling coving, radiator, under-stairs storage, internal door to the garage.

### Cloakroom/WC

Double glazed patterned window to the front, ceiling coving, a modern white suite comprising; low-level WC, wash hand basin with chrome mixer tap and cupboard under, tiled splashback, radiator.

### Lounge

15' 11" into bay x 10' 8" (4.85m into bay x 3.25m) Double glazed bay window to the front, ceiling coving, dado rail, television point, telephone point, radiator, feature fireplace surround with gas point.

### Dining Room

10' 6" x 10' 3" (3.20m x 3.12m) Ceiling coving, radiator, archways through to the kitchen and breakfast area.

### Kitchen

11' 2" x 7' 1" (3.40m x 2.16m) Double glazed window to the rear overlooking the garden, ceiling coving, a modern fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl sink and drainer unit with central mixer tap, inset four ring Lamona gas hob with stainless steel extractor fan over, a range of matching gloss white wall and base cupboard with fitted drawers, built-in electric oven, space for dishwasher, archway through to the utility room.

### Utility Room

Double glazed door with patterned insert opening to the side, ceiling coving, radiator, working surface with inset stainless steel sink and drainer unit with chrome mixer tap, matching wall and base cupboards, space for; washing machine and tall fridge/freezer.

### Breakfast Area

9' 9" x 5' 5" (2.97m x 1.65m) Double glazed sliding doors to the rear opening into the garden, ceiling coving, two wall light points.

### Reception Room/Games Room

15' 11" x 7' 10" (4.85m x 2.39m) Double glazed window to the rear overlooking the garden, ceiling coving, radiator.

### First Floor Landing

Access to loft space via hatch, ceiling coving, large airing cupboard with shelving.

### Bedroom One

11' 1" x 10' 7" (3.38m x 3.23m) Double glazed window to the front, ceiling coving, radiator.

### En-Suite

Double glazed patterned window to the side, a modern fitted shower room comprising; large fully tiled walk-in shower cubicle with chrome thermostatic shower over and folding door, low-level WC, pedestal wash hand basin with chrome central mixer tap, chrome heated ladder style towel rail, tiled walls, extractor fan.

### Bedroom Two

11' 1" x 9' 2" (3.38m x 2.79m) Double glazed window to the rear overlooking the garden, ceiling coving, radiator, built-in cupboards.

### Bedroom Three

11' 1" x 8' 5" (3.38m x 2.57m) Double glazed window to the rear overlooking the garden, ceiling coving, radiator, built-in cupboards.

### Bedroom Four

10' 2" x 8' 5" (3.10m x 2.57m) Double glazed window to the front, inset spotlights, ceiling coving, radiator, built-in cupboard.

### Family Bathroom

Double glazed patterned window to the rear, ceiling coving, a modern fitted white suite comprising; panelled bath with chrome mixer tap chrome thermostatic shower over and fitted screen, low-level WC, pedestal wash hand basin, chrome heated ladder style towel rail, tiled walls.

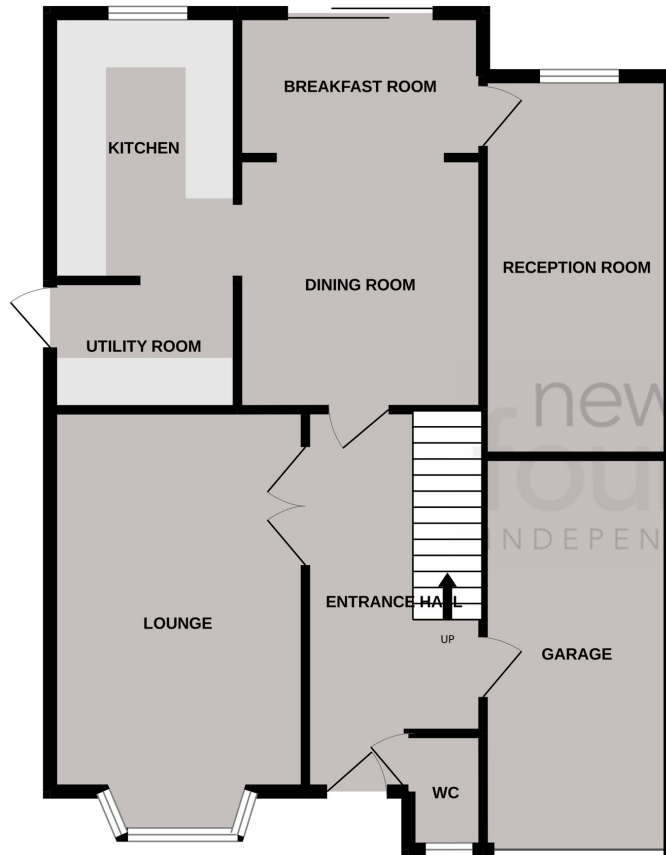
### Dressing Room

7' 0" x 4' 6" to wardrobes (2.13m x 1.37m to wardrobes) Double glazed window to the front, ceiling coving, radiator, built-in cupboards across one elevation.

### Garage

# FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

