



52 Brinklehurst Drive, East Sussex,
Bexhill On Sea TN40 2FL



PROPERTY DESCRIPTION

An immaculately presented 2 bedroom end terraced Coach House situated on this popular recently built development in Pebsham. Features of this spacious property include private entrance with double glazed entrance porch, kitchen with built in appliances, double aspect Living/Diner with a pleasant leafy outlook, carport with storage cupboard with power and fibre broadband. EPC B

FEATURES

- Spacious 2 Bedroom Coach House
- Private entrance with double glazed porch
- Double Glazing and Gas Central Heating
- Carport with storage cupboard
- Immaculately presented
- Kitchen with built in appliances
- Council Tax Band - A





ROOM DESCRIPTIONS

Entrance

Double glazed front door leading to double glazed entrance porch with further double glazed door leading to entrance hall with radiator, private staircase leading to 1st floor landing with radiator, double glazed window, hatch to private loft space, built-in storage cupboards.

Living Room/Dining Room

21' 6" x 13' 0" (6.55m x 3.96m) With two radiators, media wall with recess for TV with TV aerial point, double aspect with three double glazed windows overlooking woodland and a further double glazed window to the side.

Kitchen

9' 2" x 9' 1" (2.79m x 2.77m) With range of fittings comprising single drainer stainless steel sink of the mixer tap and cupboards under, further range of cupboards and drawers with working surface over, range of matching mounted cupboards, built electric oven with ceramic hob and cooker hood over, built-in and concealed fridge freezer, dishwasher and washing machine, wall mounted combination boiler concealed behind cupboard, double glazed window.

Bedroom 1

13' 8" x 11' 3" (4.17m x 3.43m) Accessed via secret door from the corner of the living room/dining room with radiator, TV aerial point, double glazed window with pleasant outlook over woodland.

Bedroom 2

10' 0" x 8' 0" (3.05m x 2.44m) With built-in cupboard, radiator, double glazed window.

Bathroom

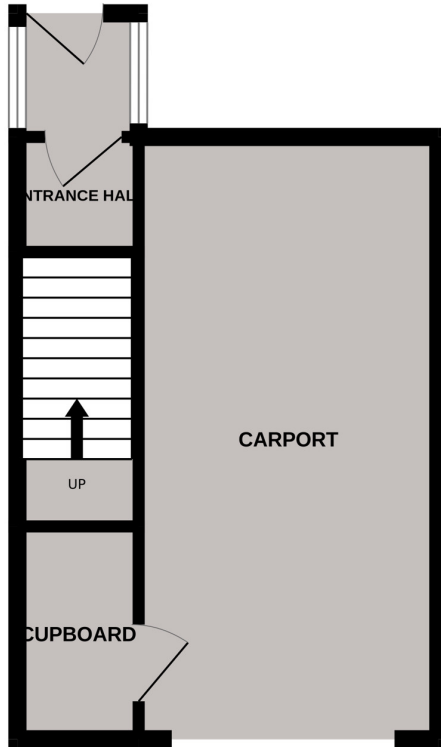
With white suite comprising panel bath with mixer tap, chrome shower over with glass shower screen, pedestal wash basin, low level WC, ladder radiator, shaver point, frosted glass double glazed window.

Carport

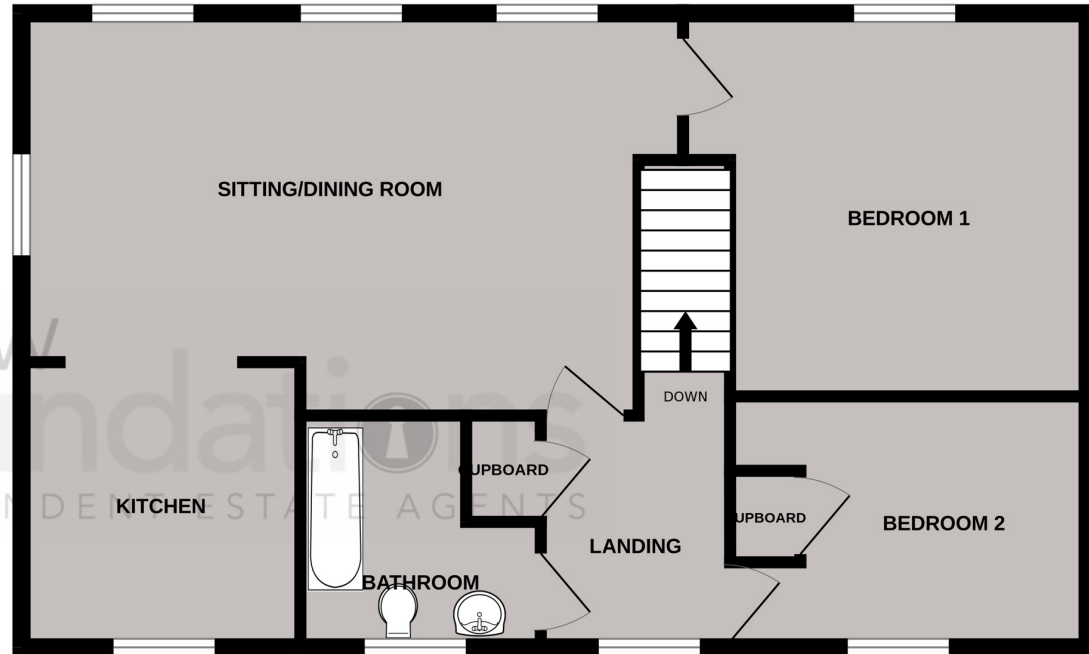
19' 8" x 9' 10" (5.99m x 3.00m) with lockable door to built in cupboard with power- 7'3" x 2'10"

FLOORPLAN

BASEMENT



FIRST 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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B		
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

