



3 Top Cross Road, Bexhill-on-Sea, East
Sussex TN40 2RT



PROPERTY DESCRIPTION

A very well presented and spacious four bedroom detached family house which has been much improved by the current vendors and is situated a mile from Ravenside Retail Park & Glyne Gap Beach whilst also being within easy reach of local primary schools and Bexhill Sixth Form College. The accommodation comprises; entrance porch, entrance hall, good size lounge, impressive kitchen/diner with fitted appliances, utility room, ground floor cloakroom/WC, four first floor bedrooms with the master benefitting from an contemporary en-suite shower room and modern family bathroom. Outside there is off road parking, detached garage and a good size rear garden. EPC - C.



FEATURES

- Four Bedroom Detached House
- Modernised And Well Presented By The Current Vendors
- Impressive 19' Kitchen/Dining Room
- Utility Room
- Good Size Rear Garden With Decked Areas & Covered Pergola
- Detached Garage
- Master Bedroom With Re-Fitted Contemporary En-Suite Shower Room
- Re-Fitted & Modern Bathroom
- Approximately A Mile From Ravenside And Glyne Gap Beach
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC with double glazed inserts, window to the rear.

Entrance Hall

Accessed via composite front door, double glazed frosted glass panel, ceiling coving, spotlights, stairs rising to the first floor, two under-stairs storage cupboards, radiator.

Cloakroom/WC

Double glazed frosted glass window to the side, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, chrome heated ladder style towel rail, part tiled walls, tiled floor.

Lounge

18' 7" x 11' 5" (5.66m x 3.48m) Double glazed window and door to the rear with the latter leading to the garden, ceiling coving, radiator, feature fireplace with inset log burner.

Kitchen/Diner

19' 7" x 9' 9" max (5.97m x 2.97m max) Two double glazed windows overlooking the front, spotlights, a completely renovated and spacious room comprising; a range of working surfaces with inset sink and drainer unit with mixer tap, inset four ring electric induction hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in appliances including; eye level electric oven and grill, fridge/freezer and dishwasher, feature low hanging pendant lights, vertical radiator.

Utility Room

8' 10" x 5' 7" (2.69m x 1.70m) Double glazed door with frosted glass insert leading to the side, spotlights, working surface area with inset sink and drainer unit with mixer tap, space for washing machine and tumble dryer, cupboard housing wall mounted gas fired boiler.

First Floor Landing

Stairs rising from the ground floor with half landing, double glazed patterned window to the side, access to loft space via hatch.

Bedroom One

11' 6" to wardrobe x 9' 1" (3.51m to wardrobe x 2.77m) Double glazed window to the rear, ceiling coving, radiator, two wall light points, a range of built-in cupboards.

En-Suite

Double glazed patterned window to the side, a contemporary and re-fitted room with three piece suite comprising; large walk-in shower with overhead shower, hand held attachment and wall mounted controls, low level WC with concealed concern, wash hand basin with mixer tap and drawers under, touchless vanity mirror with lighting, spotlights, ladder style towel rail.

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m) Double glazed window to the front, ceiling coving, built-in cupboards, radiator.

Bedroom Three

10' 3" x 8' 6" (3.12m x 2.59m) Double glazed window to the side, ceiling coving, radiator, built-in cupboards.

Bedroom Four

8' 0" x 7' 4" (2.44m x 2.24m) Double glazed window to the front, ceiling coving, radiator, built-in cupboard.

Bathroom

Double glazed patterned window to the side, a re-fitted and modern three piece suite comprising; panelled bath with overhead shower, handheld attachment and chrome controls with fitted folding screen, low level WC with concealed cistern, wash hand basin with mixer tap and drawers under, chrome heated ladder style towel rail, touchless vanity mirror with lighting and shaver point.

Garage

19' 3" x 8' 2" (5.87m x 2.49m) Accessed via metal up and over door, lighting, power, door to the side.

Outside

The front of the property is approached via a block paved driveway which leads to the garage and gated side access, area of lawn with mature tree, block paved pathway with slate border leading to the entrance porch.

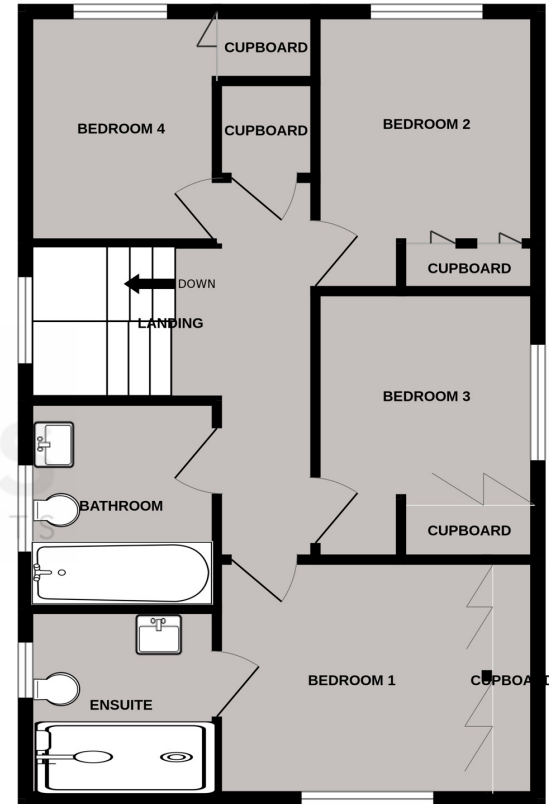
Adjacent to the rear of the property there is a patio area which extends to the side and leads to the gated side access and wide garage door, decked area ideal for table and chairs, covered pergola with hot tub and further decked area, water tap, various areas of lawn and planted beds.

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		84
	69	
England, Scotland & Wales		
EU Directive 2002/91/EC		

