



26 Springfield Road, Bexhill-on-Sea,  
East Sussex TN40 2BX



## PROPERTY DESCRIPTION

CHAIN FREE. A well presented and charming older style two bedroom mid-terraced house situated in the sought after Chantry area of Bexhill. The accommodation comprises; entrance hall, open plan lounge/dining room with bay window, modern fitted kitchen and bathroom and two first floor bedrooms. Outside there is a well kept rear garden with patio and lawn areas. EPC - D.

## FEATURES

- Two Bedroom Terraced House
- Well Presented and Bright Throughout
- Open Plan Lounge/Dining Room With Bay Window
- Modern Kitchen & Bathroom
- Chain Free
- Feature Exposed Brick Fireplace
- Older Style Property
- Well Maintained Rear Garden
- Ideal First Home
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door, ceiling coving, exposed floorboards.

### Lounge/Dining Room

Lounge Area: 11' 11" into bay x 10' 1" (3.63m into bay x 3.07m)

Dining Area: 12' 11" x 10' 5" (3.94m x 3.17m)

A dual aspect room with double glazed bay window to the front and UPVC door to the rear leading to the garden, ceiling coving, radiators, exposed brick fireplace, two storage cupboards.

### Kitchen

8' 3" x 8' 1" (2.51m x 2.46m) Two double glazed windows to the side, a modern kitchen comprising; a range of laminate working surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with concealed extractor fan over, a range of machine wall and case cupboards with fitted drawers, built-in electric oven, free-standing fridge/freezer, space for two under-counter appliances.

### Bathroom

8' 1" x 4' 7" (2.46m x 1.40m) Double glazed frosted glass windows to the side and rear, a modern three piece suite comprising; large corner bath with independent shower over and chrome controls, wash hand basin with mixer tap and cupboard under, low level WC with concealed cistern, chrome ladder style towel rail.

### First Floor Landing

Accessed to loft space via hatch (boarded with ladder).

### Bedroom One

13' 3" x 9' 6" (4.04m x 2.90m) Double glazed window to the front, ceiling coving, radiator.

### Bedroom Two

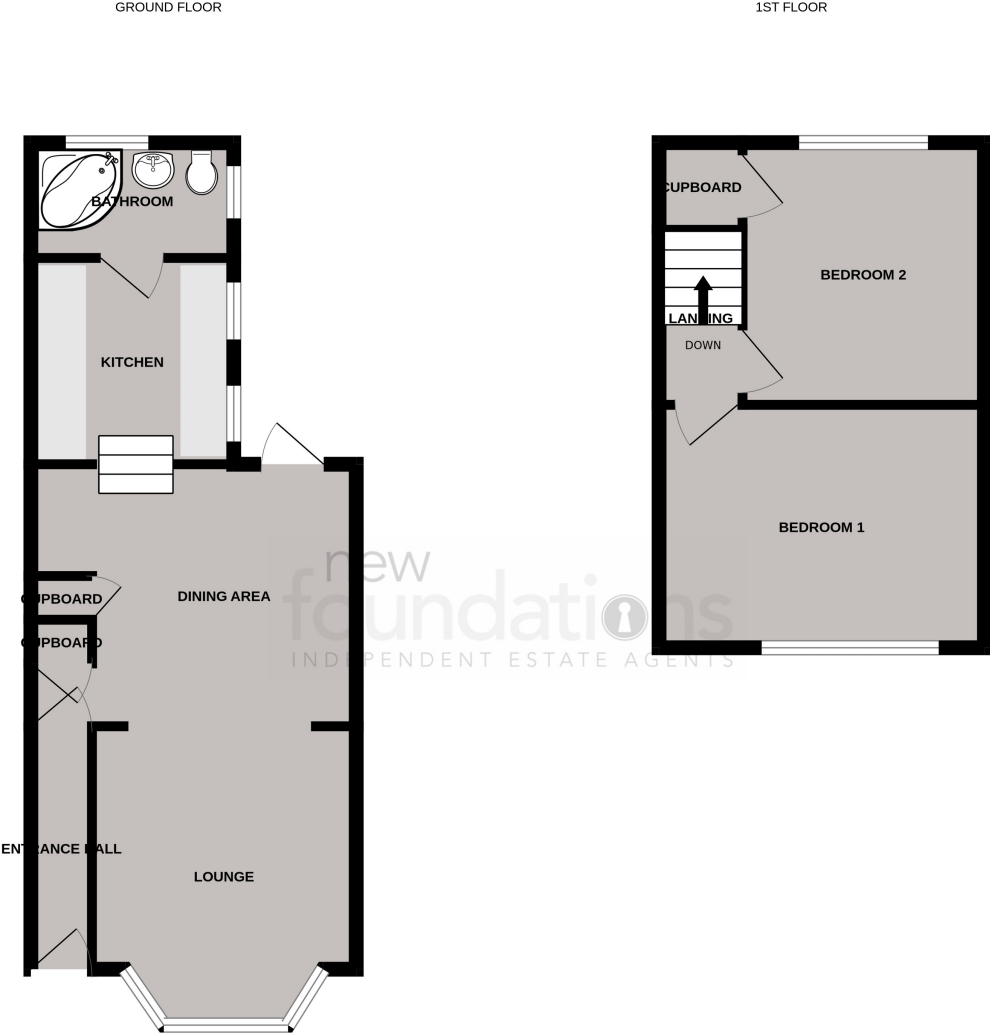
10' 5" x 9' 8" (3.17m x 2.95m) Double glazed window to the rear, radiator, large cupboard housing gas fired boiler.

### Outside

To the front there is a small area of garden mainly laid with stones.

From the dining room there is a paved area with outside power point, outside water tap, steps to a further patio area ideal for table and chairs, step up to the final area of garden which is laid to lawn with various shrubs and bushes, decked area at the foot of the garden.

FLOORPLAN



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	66	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	66	87
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

