



Manerick Birchington Close, Bexhill on
Sea TN39 3TF



PROPERTY DESCRIPTION

A bright and spacious four bedroom detached house situated in one of Bexhill's most sought after roads. This fine property is located within a short distance of Little Common Village with its variety of shops, cafes and amenities. On the ground floor the accommodation comprises; entrance hall, L-shaped lounge/dining room, stunning kitchen, double bedroom and bathroom with separate shower cubicle. To the first floor there are three bedrooms and two modern shower rooms. Outside there is a 31ft garden room/office, store room, utility room and large garage.

FEATURES

- Four Double Bedroom
- Detached House
- Sought After Road
- Close Proximity to Little Common
- Set Behind Electric Gates
- Stunning Kitchen
- Three Bathrooms
- 31ft Garden Room/Office
- Council Tax Band - E
- 149 Square Meters





ROOM DESCRIPTIONS

Entrance Hall

Accessed via oak door with glazed patterned insert, further patterned window to the side, ceiling coving, inset spotlights, radiator, stairs rising to the first floor.

Lounge/Dining Room

23' 2" x 11' 10" plus 23' 10 x 8' 11"(7.06m x 3.61m) A spacious dual aspect L-shaped room with double glazed window to the front, patio doors and sliding door to the rear opening onto the garden, inset spotlights, three radiators, feature fireplace with inset log burner.

Kitchen

14' 1" x 8' 10" (4.29m x 2.69m) Double glazed window and door to the rear with the latter opening onto the rear garden, a stunning fitted kitchen comprising; a range of quartz worktops with inset one and half sink and drainer unit with chrome waterfall tap, inset four ring Bosch electric hob with stainless steel extractor fan over. A range of gloss white matching wall and base cupboards with fitted drawers, built-in dishwasher and double electric oven and grill, space for American style fridge freezer, useful larder cupboard, wall mounted space saving radiator,

Ground Floor Bedroom

10' 9" x 7' 10" (3.28m x 2.39m) Double glazed window to the front, ceiling coving, radiator.

Ground Floor Bathroom

Double glazed frosted glass window to the front, inset spotlights, a modern fitted white suite comprising; corner bath with chrome central mixer tap and handheld shower attachment, large walk-in shower cubicle with thermostatic shower over and chrome controls, pedestal wash hand basin with chrome central mixer tap, low level WC, chrome heater ladder style towel rail, radiator.

Landing

Access to loft space via hatch, inset spotlights.



Bedroom 1

14' 10" x 11' 9" (4.52m x 3.58m) A dual aspect room with double glazed windows to the front and side, inset spotlights, radiator, useful eaves storage cupboard, built-in double wardrobe.

Bedroom 2

14' 11" x 10' 9" (4.55m x 3.28m) A dual aspect room with double glazed windows to the front and side, inset spotlights, radiator, various built-in wardrobes with hanging space and shelving, useful eaves storage cupboard.

Bedroom 3

14' 10" x 6' 5" (4.52m x 1.96m) Double glazed window to the rear, inset spotlights, radiator.

Shower Room 1

Double glazed frosted glass window to the front, a modern fitted shower room comprising corner walk-in shower cubicle with thermostatic shower over and chrome controls, low-level WC, wash hand basin with chrome central mixer tap and cupboard under, Chrome heated ladder style towel rail, cupboard housing fitted hairdryer.

Shower Room 2

Double glazed frosted glass window to the front, a modern fitted shower room comprising corner walk-in shower cubicle with thermostatic shower over and chrome controls, low-level WC, wash hand basin with chrome central mixer tap and cupboard under, Chrome heated ladder style towel rail, cupboard housing fitted hairdryer.

Office

31' 8" x 8' 1" (9.65m x 2.46m) A large room measuring 31 feet in depth with double glazed French doors to the front and rear, various power points and wall lights all mounted electric heater.

Store Room

10' 6" x 3' 2" (3.20m x 0.97m) Access via UPVC door, Power points, lighting.

Utility Room

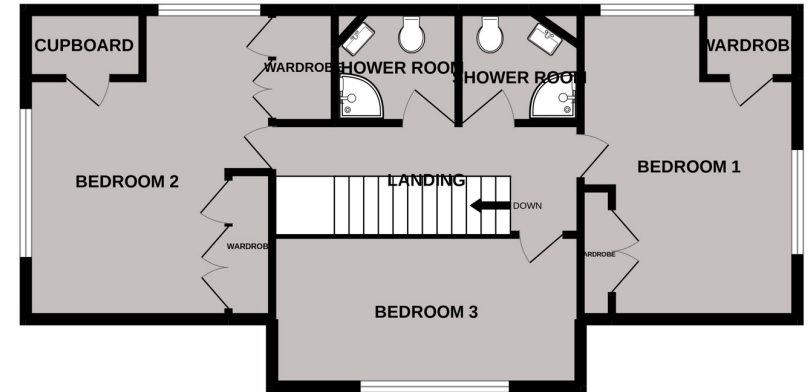
Access via UPVC door, power points, lighting, space and plumbing for washing machine space for tumble dryer.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



new foundations
INDEPENDENT ESTATE AGENTS

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		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

