

£265,000 Freehold



46 School Place, Bexhill-on-Sea, East
Sussex TN40 2PX



PROPERTY DESCRIPTION

A modern two bedroom mid-terraced house situated in a cul-de-sac just off Hastings Road and within a short distance of Ravenside Retail Park & the seafront. The property is also close to local schools and Bexhill Sixth Form College. The accommodation comprises; entrance vestibule, entrance hall, lounge/dining room, fitted kitchen with door leading to the garden, two bedrooms and a family bathroom. Outside there is a pleasant rear garden with rear gated access and garage en-bloc. EPC - C.

FEATURES

- Modern Two Bedroom Mid-Terrace House
- Kitchen/Breakfast Room
- Cul-De-Sac Just Off Hastings Road
- Close To Ravenside & Seafront
- Garage En-Bloc
- Pleasant Garden With Rear Access
- Ideal First Home
- Entrance Vestibule
- Sea View From The Master Bedroom
- Council Tax Band - B





ROOM DESCRIPTIONS

Entrance Vestibule

Accessed via UPVC door.

Lounge

16' 5" x 11' 7" (5.00m x 3.53m) Double glazed window to the front, radiators, under-stairs storage cupboard.

Kitchen

11' 11" x 9' 5" (3.63m x 2.87m) Double glazed window and door to the rear leading to the garden, fitted kitchen comprising; a range laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset electric hob with extractor fan over, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, integrated oven.

First Floor Landing

Access to loft space via hatch, radiator, built-in storage cupboard.

Bedroom One

11' 10" x 10' 6" (3.61m x 3.20m) Double glazed window to the front elevation with far reaching views over the sea, radiator.

Bedroom Two

11' 11" x 6' 9" (3.63m x 2.06m) Double glazed window to rear, radiator, built-in wardrobe cupboards.



Bathroom

Matching suite comprising; panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, tiled walls.

Front Garden

Laid to lawn.

Rear Garden

Mainly laid to lawn and enclosed with fencing to all sides, decked area and a gate to the rear giving access.

Garage

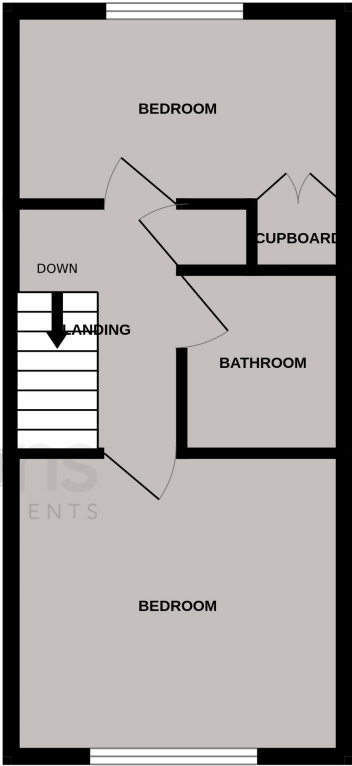
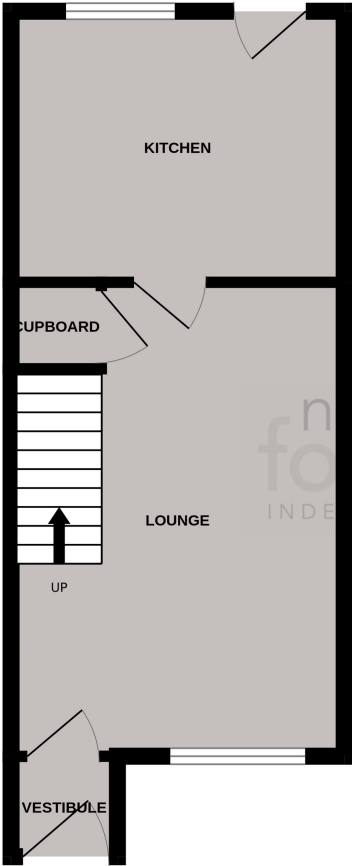
Located nearby en-bloc and accessed via up and over door.



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	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

