



26 Hazel Grove, Bexhill-on-Sea, East
Sussex TN39 5JW



PROPERTY DESCRIPTION

A three bedroom, two reception detached house ideally situated within this sought after residential location close to Bexhill High School. The property was built approximately 20 years ago offers accommodation over two floors comprising; entrance hall, lounge with archway through to the dining room, fitted kitchen, conservatory, ground floor cloakroom/WC, three bedrooms with the master having an en-suite shower room and family bathroom. Outside there is off road parking, detached garage and a SOUTH FACING REAR GARDEN. To be sold chain free. EPC - C.

FEATURES

- Three Bedroom Detached House
- Lounge With Archway Through To Dining Room
- Master Bedroom With En-Suite
- Conservatory
- Popular Residential Location Close To Bexhill High School
- Built Approximately 20 Years Ago By Housebuilders Redrow
- South Facing Garden
- Detached Garage
- Ample Off Road Parking
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door with double glazed patterned inserts, double glazed patterned panel, ceiling coving, radiator, stairs rising to the first floor, storage cupboard.

Cloakroom/WC

Double glazed patterned circular window to the front, low level WC, wall mounted wash hand basin with tiled splashback.

Lounge

15' 10" x 10' 7" (4.83m x 3.23m) Double glazed window to the front, ceiling coving, telephone point, television point, radiator, archway through to dining room.

Dining Room

10' 5" x 8' 9" (3.17m x 2.67m) Double glazed sliding doors to the rear leading to the conservatory, ceiling coving, radiator.

Kitchen

10' 5" x 9' 0" (3.17m x 2.74m) 10' 5" x 9' 0" (3.17m x 2.74m) Double glazed window to the rear overlooking the garden and door to the side leading to the driveway handy for bringing shopping into the house, a fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for dishwasher, washing machine and fridge/freezer, wall mounted gas fired boiler.

Conservatory

Double glazed windows to both sides and rear, double glazed door to the side and double doors to the rear with the latter leading to the main area of garden, spotlights.

Landing

Double glazed window to the side, access to loft space via hatch.

Bedroom One

12' 8" x 11' 2" (3.86m x 3.40m) Double glazed window to the front, radiator, built-in bedroom furniture comprising; two double wardrobes, overhead storage and dressing table.



En-Suite

Double glazed window to the side, a fitted three piece suite comprising; low level WC, pedestal wash hand basin with chrome mixer tap, shower cubicle with overhead shower and chrome controls, radiator, shaver point.

Bedroom Two

11' 1" x 10' 3" (3.38m x 3.12m) Double glazed window to the rear, radiator.

Bedroom Three

10' 6" x 7' 0" (3.20m x 2.13m) Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the front, a fitted three piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with chrome mixer tap and shower over, radiator, cupboard housing hot water cylinder, shaver point.

Garage

17' 0" x 8' 7" (5.18m x 2.62m) Accessed via up and over door, power, lighting, further door from the rear garden.

Outside

The front of the property is approached via a paved driveway providing off road parking and leading to the garage, side access and door to the kitchen, the remainder of the front garden has various mature shrubs and bushes.

The rear garden benefits from being of a southerly aspect and measures approximately 39ft deep from the conservatory and 25ft wide.

Adjacent to the rear of the property there is a large patio area ideal for entertaining which extends past the conservatory and leads to the side gate, door to the garage, timber framed shed, the remainder of the garden is laid to lawn with various planted bushes and trees.



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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C	69	
(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	

