







## PROPERTY DESCRIPTION

A well presented 3 bedroom mid terraced house pleasantly situated opposite St Stephens Church and adjacent to the Bexhill Down in West Bexhill offering good sized accommodation. Notable features include open plan kitchen/diner leading into a double glazed conservatory, Living room and potential additional reception room, approximately 50' south/westerly facing rear garden and off road parking for 2 cars. EPC=C

## FEATURES

- Popular location opposite St Stephens Church and adjacent to the Bexhill Down.
- South Westerly Facing Garden
- Off Road parking for 2 cars
- Well presented spacious accomodation
- Gas boiler and radiators
- Possibility of additional reception room (currently used for storage/ utility)
- Council Tax Band - C
- 106 square metres





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed front door leading to entrance hall with radiator.

### Living Room

14' 5" x 12' 2" (4.39m x 3.71m) into bay, With radiator, TV aerial point, recess with shelving and lighting, double glazed bay window with outlook to front.

### Kitchen

11' 7" x 11' 2" (3.53m x 3.40m) With range of units comprising; 1 1/2 bowl single drainer sink with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, glass fronted display unit, built-in electric oven with five ring gas hob and stainless steel cooker hood over, space for American style fridge freezer, built-in and concealed dishwasher, tiling and under unit lighting, ceiling spotlighting, tiled floor, large archway leading to dining room.

### Dining Room/Conservatory

14' 7" x 9' 0" (4.45m x 2.74m) 14' 7" x 9' 0" (4.45m x 2.74m) narrowing to 7'3" With tiled floor, radiator, double glazed windows with inset double doors overlooking the rear garden, further eyelevel double glazed windows to the side.

### Third Reception Room/Utility Room

10' 8" x 9' 3" (3.25m x 2.82m) Currently used as a utility room housing wall mounted gas boiler, space for washing machine and tumble dryer, under stairs recessed double glazed window with out of the way, double glazed door leading to rear garden. We believe it was initially the Kitchen and because of the size could be utilised as another reception room.

### First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with space for desk, hatch to loft.

### Bedroom One

13' 3" x 10' 2" (4.04m x 3.10m) With radiator, picture rail, two double glazed windows overlooking the front with a pleasant outlook over St Stephen's Church.

### Bedroom Two

11' 8" x 11' 4" (3.56m x 3.45m) 11' 8" x 11' 4" (3.56m x 3.45m) With radiator, double glazed window to rear.

### Bedroom Three

9' 9" x 7' 3" (2.97m x 2.21m) With a picture rail, radiator, double glazed window to front.

### Bathroom

With modern white suite comprising; panelled bath with mira shower over with glass screen, low-level WC, wash hand basin, part tiling to walls, ladder radiator, door to airing cupboard, ceiling spotlighting, double glazed velux window.

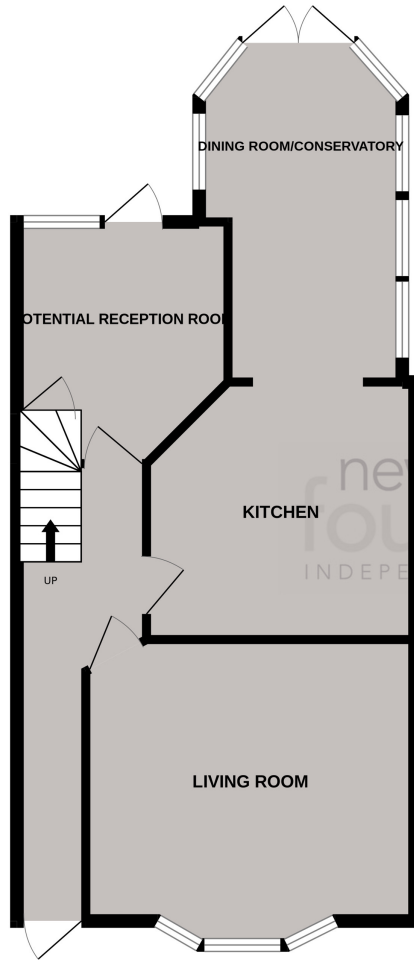
### Outside

A pleasant south-westerly facing rear garden, approximately 50 feet in length, mainly laid to lawn with slightly raised patio with outside tap. At the foot of the garden is a wooden decked area with a large timber shed accessed by wooden double doors.

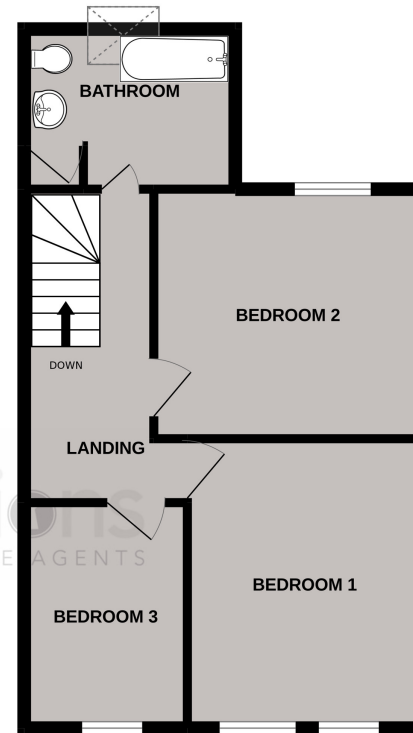
There is off-road parking at the front of the property for two vehicles with a pathway leading to the front door.

# 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

