



21 Beaconsfield Road, Bexhill-on-Sea,  
East Sussex TN40 2BW



## PROPERTY DESCRIPTION

A well presented 2/3 bedroom period terraced house situated in this popular no through road. Notable features include cosy lounge with wood burner, Kitchen/diner with modern fittings, separate utility room, recently refurbished ground floor bathroom/Wc, good sized southerly facing rear garden with decking and patio.

## FEATURES

- Popular location close Chantry Primary school
- 2/3 bedroom Period house
- Good sized southerly facing garden
- Lounge with log burner
- Kitchen and separate utility room
- Refurbished ground floor bathroom
- Some sash double glazed windows
- Council Tax - B





## ROOM DESCRIPTIONS

### Entrance Hall

Glazed front door leading to entrance hall with radiator, Dado rail, stripped floorboards, door to under stair storage cupboard.

### Living Room

13' 9" x 9' 8" (4.19m x 2.95m) With fireplace with inset wood burner, TV aerial point, radiator, picture rail, built-in window seat with storage, double glazed sash bay window with outlook to front.

### Kitchen/Dining Room

11' 4" x 9' 8" (3.45m x 2.95m) With range of modern fittings comprising one and a half bowl single drainer sink unit with mixer tap and cupboards under, further range of cupboards and drawers with wooden working surfaces over, wall mounted cupboards, part tiling to walls, built-in and concealed fridge freezer and dishwasher, built-in electric oven with four ring gas hob and cooker hood over, radiator, spotlights, picture rail, double glazed window with outlook to the rear, three steps down to utility room.

### Utility room

8' 6" x 7' 0" (2.59m x 2.13m) With matching cupboards to the kitchen with stainless steel sink with mixer tap and cupboards under, solid wood working surfaces, space for washing machine, radiator, ceiling spotlighting, double glazed window, stable door leading onto the rear garden, door to bathroom.

### Bathroom

Having been recently re-fitted and comprising panelled bath with mixer tap and shower over with separate hand shower, wash hand basin with mixer tap and storage cupboard below, concealed cistern low level WC, part-tiled walls, tiled floor, radiator, door to built in storage cupboard housing wall mounted combination gas boiler, frosted glass double glazed window.



### Landing

Stairs rising from corner of the kitchen/breakfast room to 1st floor landing with hatch to loft space.

### Bedroom one

14' 5" x 11' 2" (4.39m x 3.40m) With radiator, two sash double glazed windows overlooking the front.

### Bedroom Two

11' 4" x 10' 8" (3.45m x 3.25m) With fireplace, radiator, double glazed window overlooking the rear.

### Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m) Leading off bedroom two with fireplace, radiator, double glazed window overlooking the rear.

### Outside

Rear garden being a particular feature of the property facing in a southerly direction and measuring approximately 70 feet in length. With area of decking and with steps down to an area of patio with lawned gardens beyond and a timber shed at the foot of the garden. Gated access leading onto a rear twitten. Outside tap and security lighting. The front garden is primarily concrete with a path leading to the front door, electrical car charger.

# 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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