



4 Mayo Lane, Bexhill on Sea TN39  
5EA





## PROPERTY DESCRIPTION

A deceptively spacious and well presented four double bedroom detached house situated on the Northern Outskirts of Bexhill. This wonderful family home boasts; entrance porch, entrance hall, 25ft living room, dining room, recently installed stunning kitchen, utility room, ground floor WC and recently re-fitted contemporary bath/shower room. Outside the property benefits from a 150ft south easterly facing garden and off road parking for multiple vehicles.

## FEATURES

- Four Double Bedrooms
- Detached Family Home
- 150ft Rear Garden
- Plenty of Off Road Parking
- 25ft Lounge
- Recently Installed Kitchen
- Stunning Contemporary Bathroom
- Council Tax Band - E
- 184 square metres







## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC front door with further patterned windows, wood panelling to dado rail.

### Entrance Hall

Access via wooden door with glazed inserts and further patterned window, wood panelling to dado rail, fitted smoke alarm, radiator, useful under-stairs storage cupboard.

### Lounge

25' 1" x 12' 7" (7.65m x 3.84m) Double glazed windows and French doors to the rear with the latter opening onto the patio, beamed ceilings, radiator, large inglenook fireplace with brick surround and inset log burner, two archways through to dining room.

### Dining Room

16' 9" x 10' 10" narrowing to 6' 5" (5.11m x 3.30m) Double glazed window and door to the rear with the latter opening into the garden, radiator, three wall light points.

### Kitchen

12' 7" x 12' 0" (3.84m x 3.66m) A dual aspect room with double glazed windows to the side and front, inset down lights, a recently installed high quality kitchen comprising; a range of quartz working surfaces with inset 1 1/2 bowl sink and drainer unit with chrome mixer tap, inset four ring electric induction hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, a range of built in appliances comprising; fridge/freezer, dishwasher and eye level double oven and grill, radiator.

### Inner Hall

Useful cupboard housing wall mounted gas fired boiler and space for tall fridge/freezer, leading to the utility room.

### Utility Room (Formerly bedroom Five)

11' 9" x 7' 3" (3.58m x 2.21m) Double glazed window to the front, radiator, a range of laminate working surfaces with inset 1 1/2 bowl sink and drainer unit with chrome central mixer tap, a range of matching base units, space for washing machine and tumble dryer.

### WC

A modern fitted white suite comprising; low level WC, wash hand basin with chrome mixer tap and cupboard under, chrome heated ladder style towel rail, extractor fan.

### Half Landing

Double glazed window to the side, dado rail.

### First Floor Landing

Fitted smoke alarm, dado rail, radiator, airing cupboard housing hot water cylinder and shelving.

### Master Bedroom

18' 3" x 12' 8" (5.56m x 3.86m) Double glazed window to the rear with a pleasant outlook over the garden, wall mounted space saving radiator, a range of built-in bedroom furniture comprising of cupboards and drawers.

### En-Suite WC

Double glazed patterned window to the side, a modern fitted white suite comprising; low-level WC, wash hand basin with chrome central mixer tap and cupboard under, tiled splash back, electric shaver point.

### Bedroom Two

16' 6" x 10' 5" (5.03m x 3.17m) Double glazed window to the rear with a pleasant outlook over the garden, radiator.

### Bedroom Three

10' 11" x 9' 2" (3.33m x 2.79m) Double glazed window to the front, radiator, access to loft space via hatch.

### Bedroom Four

12' 5" x 7' 8" (3.78m x 2.34m) Double glazed window to the front, radiator, fitted smoke alarm.

### Bath/Shower Room

Double glazed patterned window to the front, inset spotlights, a contemporary recently refitted suite comprising; panelled spa bath with waterfall style central mixer tap, handheld shower attachment, large aqua boarded walk-in shower cubicle with Bristan electric shower over and body dryer, low-level WC with concealed cistern, wash hand basin with central waterfall style mixer tap with cupboard under, heated ladder style towel rail, wall mounted Dimplex electric heater, extractor fan, part tiled walls.

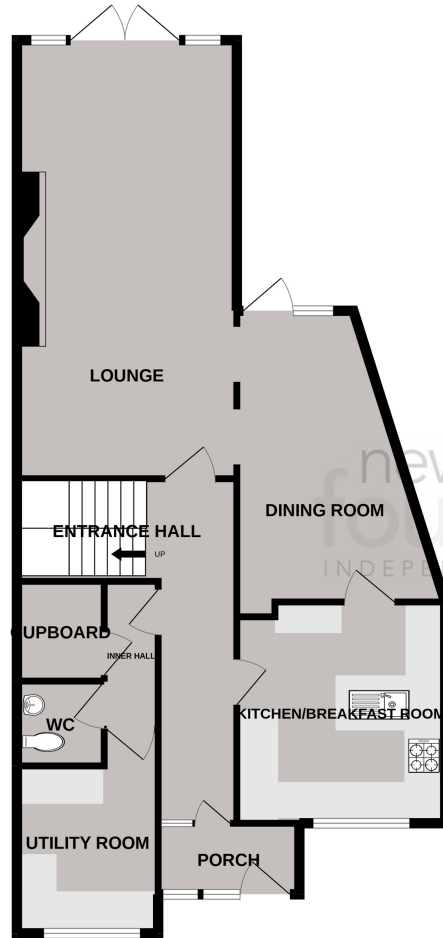
### Outside

One of many features of this property is the large south easterly facing garden which measures over 150 feet in length, adjacent to the rear of the property there is an extensive patio ideal for table and chairs, further area of hardstanding accessed from the dining room, the remainder of the garden is predominantly laid to lawn, two timber frame sheds, gated side access, enclosed with mature shrubs and hedging.

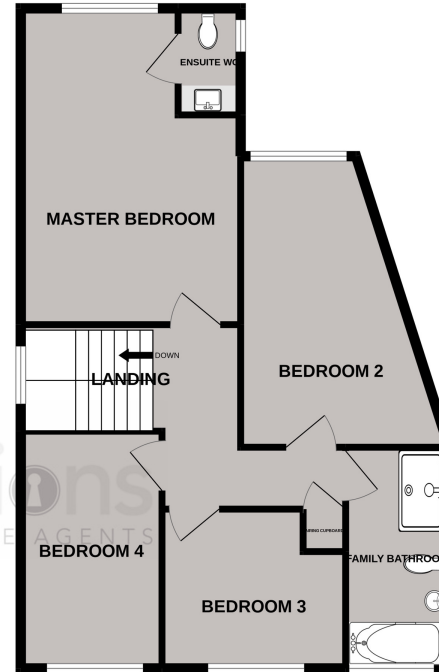
The front of the property is accessed via a gravel driveway providing off-road parking for multiple vehicles, gated side access.

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

