



21 Portfield Close, Bexhill-on-Sea, East  
Sussex TN40 2ER





## PROPERTY DESCRIPTION

A good sized 3 bedroom detached house situated in this popular close and benefitting from a double glazed conservatory off the dining room. Other notable features include 2 separate reception rooms, ground floor Wc, and refitted bathroom. There are lawned gardens to both the side and rear and an integral garage and private double driveway. TO BE SOLD CHAIN FREE. EPC C

## FEATURES

- Situated In a Sought After Close
- Good Sized Three Bedroom Detached House
- Two Reception Rooms and Double Glazed Conservatory
- Refitted Bathroom with Separate WC and Additional Shower Room/WC
- Ground Floor WC
- Private Gardens to Rear and Side
- Integral Garage and Double Driveway
- 105 Square Meters
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Porch

Double glazed front door with double glazed side screen leading to porch with further double glaze door leading to

### Entrance Hall

With radiator, built-in double storage cupboard.

### Ground Floor WC

With low-level WC, wash hand basin with mixer tap, chrome ladder radiator, frosted glass double glazed window.

### Living room

16' 11" x 11' 7" (5.16m x 3.53m) With a radiator, TV aerial point wall mounted real flame effect gas fire, large built-in storage cupboard, double glazed window with outlook to garden with additional secondary glazing, double glazed double doors leading onto rear garden.

### Dining Room

11' 8" x 10' 3" (3.56m x 3.12m) With radiator, TV aerial , 2 double glazed windows to side, double glazed double doors leading onto

### Double Glazed Conservatory

10' 1" x 9' 9" (3.07m x 2.97m) Overlooking the rear garden with radiator, wall lights, power points, attractive outlook over the gardens with double glazed double doors leading onto the gardens.

### Kitchen

13' 8" x 10' 2" (4.17m x 3.10m) With range of units comprising 1 1/2 bowl double drainer sink unit with mixer taps and cupboards under, further range of cupboards and drawers with working surface over, range of matching wall mounted cupboards, part tiling to walls, electric double oven with cupboards above and below, 4 ring ceramic hob, concealed extractor fan, space for fridge freezer and washing machine, breakfast bar area. Radiator, tiled floor, double glazed window with outlook to front, smaller double glazed window to side, and double glazed door leading onto the side garden.

### Landing

Stairs rising from ground floor entrance hall to 1st floor landing with double glazed window, hatch to loft space, door to airing cupboard with shelving.

### Bedroom 1

14' 5" x 11' 9" (4.39m x 3.58m) With a range of fitted wardrobes, door leading to eaves storage, radiator, double glazed window with outlook to rear.

### Bedroom 2

9' 9" x 9' 7" (2.97m x 2.92m) plus door recess, with fitted double wardrobe with sliding doors, door to eaves storage, radiator. Double glazed window with outlook to front with additional secondary glazing.

### Bedroom 3

11' 7" x 7' 11" (3.53m x 2.41m) With door to eaves storage, radiator, double glazed window at the front with additional secondary glazing.

### Bathroom

With modern white suite comprising panelled bath with mixer tap and independent shower over with glass screen, low level Wc, pedestal wash hand basin, radiator, chrome ladder radiator, shaver point, built-in storage cupboards, ceiling, spotlights, frosted glass double glazed window.

### Outside

Outside there are lawned gardens to the side and rear of the property. The side gardens are mainly laid to lawn and with gated access leading to the front. The rear gardens enjoy a large patio area with a pathway and steps leading up to the foot of the garden, there are various flowering shrub borders, small fish pond and a small area of lawn, outside tap and power point and access via a gate down the other side of the property. There is a small area of lawn at the front of the property and a tarmac double driveway leading up to the integral garage.

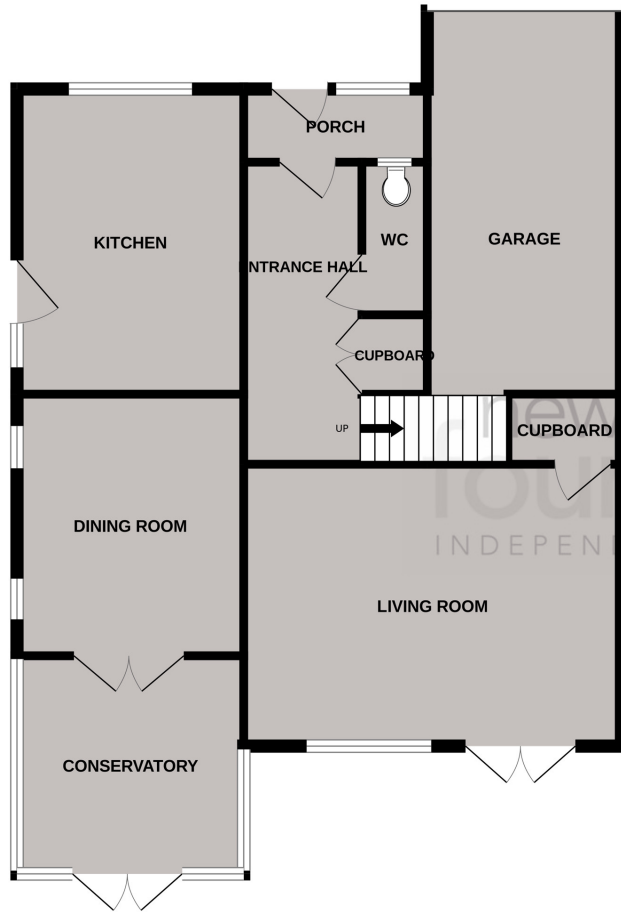
### Integral garage

16' 10" x 8' 8" (5.13m x 2.64m) With access via metal up and over door with power and light, cold tap and housing a wall mounted gas boiler.

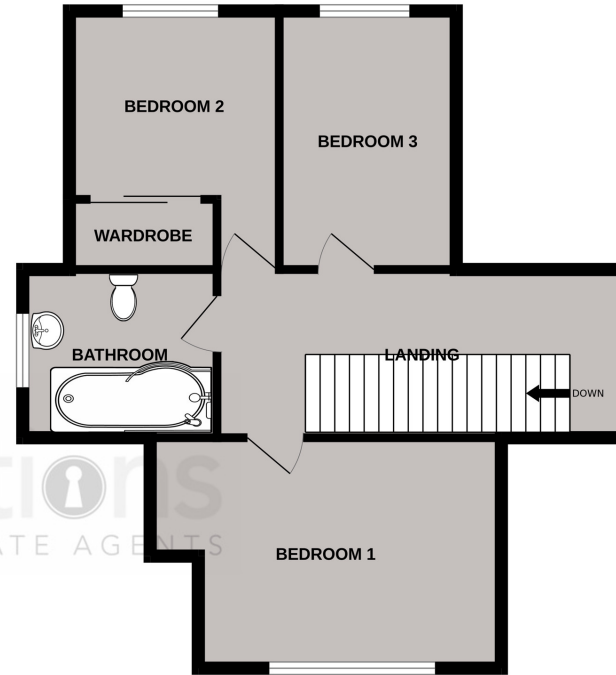


# FLOORPLAN

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>			
		70	82
England, Scotland & Wales		EU Directive 2002/91/EC	

