



39 Barrack Road, Bexhill-on-Sea, East
Sussex TN40 2AT



PROPERTY DESCRIPTION

A four bedroom, semi-detached house situated in the ever sought after area of 'Chantry'. Boasting ample accommodation, this fine property also includes; good sized open plan Kitchen/Breakfast Room with modern units, Ground Floor Bedroom with additional En-Suite shower room, good sized rear garden, gas boiler and radiators, double glazed windows. EPC - C

FEATURES

- Four Bedrooms
- Semi Detached House
- Attractive Older Style House
- Open Plan Kitchen/Breakfast Room
- Desirable 'Chantry' Location
- Short Distance From Bexhill 'Old Town'
- Downstairs Bedroom With Additional En-Suite
- Good Sized Rear Garden
- Modern Kitchen & Bathroom
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Double glazed door leading to enclosed entrance vestibule, frosted glass double glazed side screens with further double glazed door leading to entrance hall, door to kitchen/breakfast room.

Living Room/Dining Room

21' 7" x 11' 10" (6.58m x 3.61m) Space for table, double glazed window having outlook over the rear of the property, double glazed door giving access onto the side and double glazed French doors leading onto the rear of the property, two radiators, TV point.

Kitchen/Breakfast Room

18' 8" x 14' 3" narrowing to 10' 10" (5.69m x 4.34m) A range of modern units comprising one and a half bowl stainless steel sink unit with mixer tap and cupboards below, range of working surfaces with matching wall mounted cupboards over, tiled walls, built-in electric hob with extractor hood over and cupboards to either side, tall storage units housing electric oven with storage above and below, built-in and concealed Bosch dishwasher, space for tumble dryer and washing machine, wall mounted gas boiler, double glazed window having outlook over the side of the property and further double glazed window overlooking the front, radiator, kitchen island with seating area and storage cupboards below, space for American style fridge freezer with storage cupboards to one side, under-stairs storage cupboard, opening leading through to sitting/dining room.

Ground Floor Bedroom

15' 0" x 9' 8" (4.57m x 2.95m) With double glazed window having outlook to the front of the property, radiator, door leading to en-suite.

En Suite Shower Room

With shower cubicle with glass door and independent electric shower over, tiled wall, low level WC, wash hand basin with storage cupboards below, chrome ladder radiator, extractor fan.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with hatch to loft space, door to storage cupboard with shelving.

Bedroom 2

14' 11" x 10' 11" (4.55m x 3.33m) With double glazed window having outlook over the front of the property, radiator, further double glazed window with outlook to rear.

Bedroom 3

10' 11" x 9' 11" (3.33m x 3.02m) Double glazed window having an outlook over the front of the property, radiator, storage cupboard with additional double glazed window and shelving.

Bedroom 4

8' 4" x 8' 0" (2.54m x 2.44m) With double glazed window having an outlook over the rear of the property, radiator.

Bathroom

With P shaped bath with independent electric shower over, low level WC, wash hand basin, tiled wall, radiator, frosted glass double glaze window.

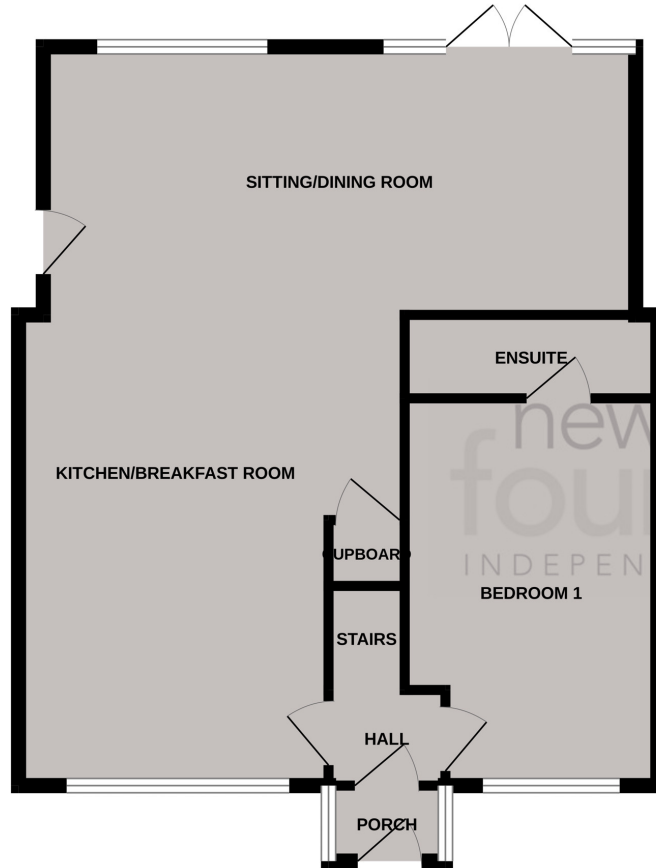
Outside

To the rear of the property there are steps leading down from the living room to a mainly lawned area of garden with additional area laid to decking, screened by fencing with gate down the side of the property leading to the front. To the front of the property there is an area of good sized garden, mainly laid to lawn.

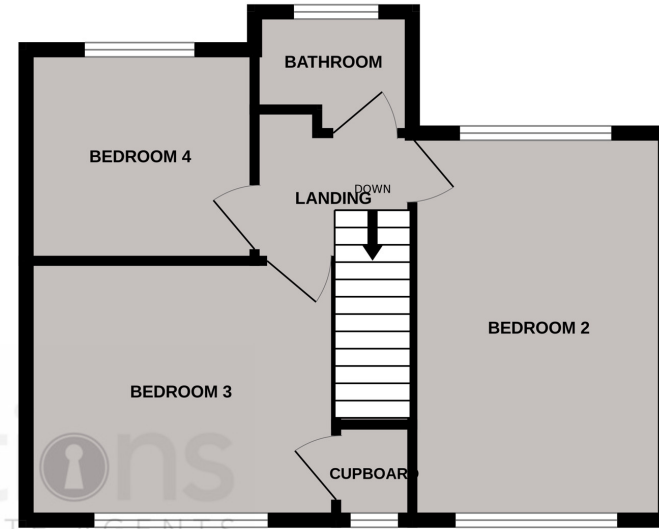


FLOORPLAN

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		73	82
England, Scotland & Wales		EU Directive 2002/91/EC	

