



76 St Peters Crescent, Bexhill-on-Sea,
East Sussex TN40 2EJ



PROPERTY DESCRIPTION

A 2 bedroom detached bungalow situated in the sought after area of Chantry close to Bexhill Old Town. The accommodation comprises enclosed entrance porch, entrance hall, sitting room overlooking the rear garden, kitchen, bathroom, separate W/C, gas boiler and radiators, double glazing, level plot, single garage and gardens. EPC - D.

FEATURES

- 2 Bedrooms
- Detached Bungalow
- Sought After Chantry Location
- Gas Boiler and Radiators
- Double Glazed
- Level Access into the Property
- Sitting Room Leading To A Garden Room
- Council Tax - D





ROOM DESCRIPTIONS

Entrance

Double glazed door leading to enclosed entrance porch. Original front door leading through to the entrance hall with radiator, built in cloaks/storage cupboard, access to loft space with fitted ladder.

Sitting Room

18' 6" x 12' 6" (5.64m x 3.81m) A triple aspect room having double glazed windows overlooking the front, side and rear garden, two radiators, feature tiled fireplace, serving hatch, wall lights and door to the Conservatory.

Conservatory

12' 10" x 7' 3" (3.91m x 2.21m) Brick base, PVC double glazed windows and door giving access to the rear garden.

Kitchen

12' 7" x 7' 9" (3.84m x 2.36m) Double glazed window with outlook to the rear, one and a half bowl stainless steel sink unit with mixer tap, Washing machine, gas/electric cooker, fridge/freezer, range of working surfaces with cupboards and drawers under, matching wall mounted cupboards over, radiator, built in storage cupboard, built-in larder with window and wall mounted gas boiler, double glazed door to rear garden.



Bedroom 1

14' 6" x 9' 0" (4.42m x 2.74m) Double aspect with windows overlooking the side and the front of the property, radiator.

Bedroom 2

11' 3" x 10' 6" (3.43m x 3.20m) Double aspect with double glazed windows overlooking the side and the front of the property, radiator.

Bathroom

Fitted panel bath with mixer tap and shower attachment, wash hand basin, radiator, built in airing cupboard with hot water tank.

Separate W/C

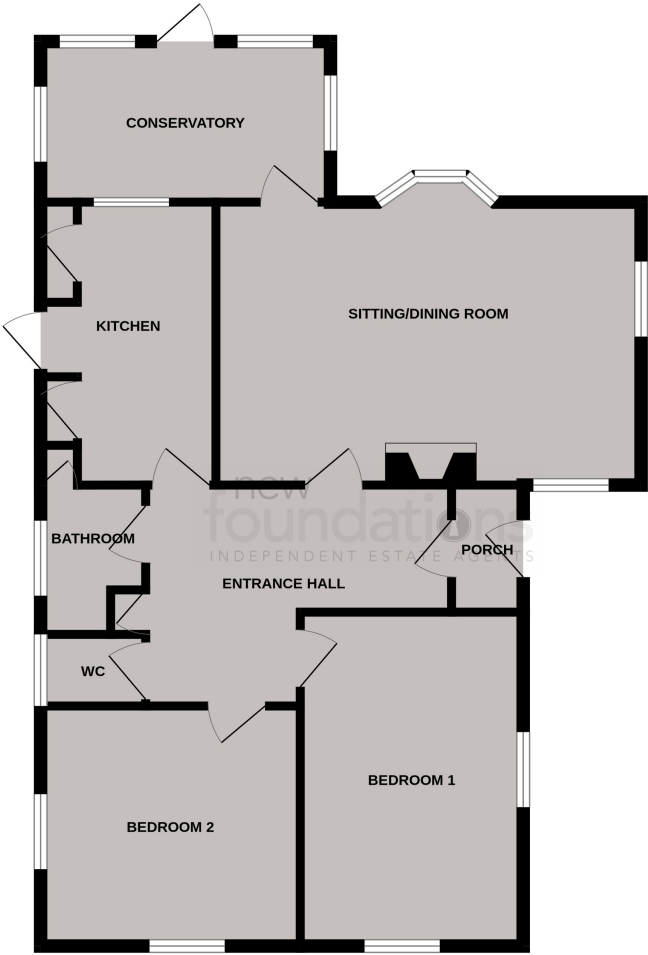
With low-level WC, radiator, frosted double glazed window.

Outside

To the front of the property the gardens are laid to lawn with flower and shrub borders, a good size driveway leading to single garage with up and over door. Rear garden is laid to lawn, gated site access, courtesy door to the garage, timber shed, flower and shrub borders.

FLOORPLAN

GROUND 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
Very energy efficient - lower running costs		55	84
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

