



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



PROPERTY DESCRIPTION

A bright and spacious three bedroom detached bungalow located in the popular Chantry area of Bexhill which is just under a mile from the seafront, town centre and mainline railway station whilst also being on the community bus route. The property occupies a level plot and the accommodation comprises; entrance porch, entrance hall, dual aspect lounge, 21' re-fitted kitchen/diner, three bedrooms with one providing access to the garden and modern shower room. Outside there is a driveway, garage with rear door into the garden & secluded rear garden. EPC - D.

FEATURES

- Three Bedroom Detached Bungalow
- Double Aspect Lounge
- 21' Re-Fitted Kitchen/Diner
- Modern Shower Room
- Sought After 'Chantry' Location
- Less Than A Mile From Bexhill Town Centre, Seafront & Train Station
- Off Road Parking
- Garage With Rear Door To Garden
- Well Established & Secluded Rear Garden
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC front door, double glazed patterned panel.

Entrance Hall

Accessed via glazed door, patterned glazed panel, ceiling coving, radiator, two cupboards, access to loft space via hatch, parquet flooring.

Lounge

16' 6" x 11' 11" (5.03m x 3.63m) A bright and spacious dual aspect room with double glazed windows to the side and front, feature fireplace with inset electric fire, radiator, sky/television point, parquet flooring.

Kitchen/Diner

21' 2" x 9' 1" (6.45m x 2.77m) A dual aspect room with double glazed windows to the side and front, UPVC door leading to the side, a modern fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob, a range of matching wall and base cupboards with fitted drawers, inset eye level electric oven, space for fridge/freezer, washing machine and tumble dryer, cupboard housing gas fired boiler.

Bedroom One

14' 11" x 9' 6" (4.55m x 2.90m) Double glazed window overlooking the garden, ceiling coving, radiator.

Bedroom Two

11' 11" x 9' 6" (3.63m x 2.90m) Double glazed sliding doors leading to the garden and double glazed window to the side, ceiling coving, parquet flooring, radiator.

Bedroom Three

11' 11" x 7' 10" (3.63m x 2.39m) Double glazed window to the front, radiator.

Shower Room

9' 0" x 8' 7" (2.74m x 2.62m) Two double glazed patterned windows to the side, a modern re-fitted room with large walk-in shower cubicle with triton electric shower over, low level WC, Wash hand basin with mixer tap and drawers under, chrome heated ladder style towel rail.

Garage

17' 10" x 8' 2" (5.44m x 2.49m) Accessed via up and over door, door leading to the garden, power and lighting.

Outside

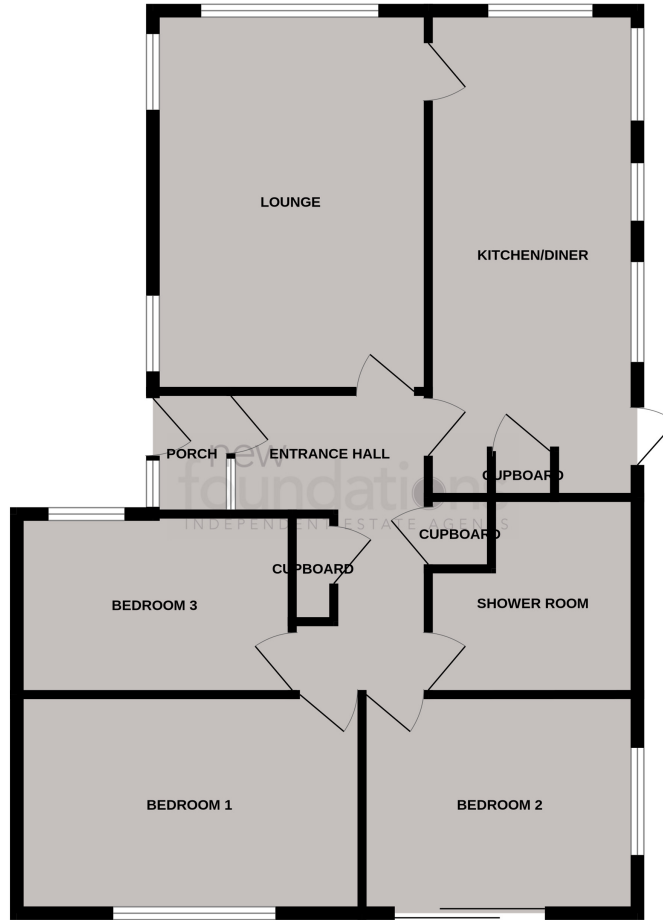
The front of the property is approached via a driveway which in turns leads to the garage, paved pathway leading to the kitchen door, gated side access, area laid to lawn with well planted mature shrubs and bushes.

To the rear there is a well established private garden.

Adjacent to bedroom two there is a patio area, area laid with pebbles with mature shrub borders, area laid to lawn with central area laid with stones and bordered with well planted shrubs and bushes, rear door into garage.

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

