



15 Beaconsfield Road, Bexhill-on-Sea,  
East Sussex TN40 2BW



## PROPERTY DESCRIPTION

A character two/three bedroom, end of terrace house situated in this ideal location. Benefitting from no onward chain, accommodation of this property include; Entrance Hall, Living Room, Dining Room/Bedroom 3, Kitchen, Conservatory, Bathroom, Garden. EPC - D

## FEATURES

- Offered With No Onward Chain
- Two/Three Bedroom
- End Of Terrace
- Attractive Character House
- Conservatory
- Modern Bathroom
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed door leading to entrance hall with double glazed window, door to living room.

### Living Room

15' 6" into bay x 11' 11" (4.72m x 3.63m) With double glazed bay window having an outlook to the front of the property with window seat having inset storage, feature fireplace with wooden surround, radiator.

### Dining Room/Bedroom 3

13' 1" x 9' 6" (3.99m x 2.90m) With double glazed window having an outlook over the rear of the property, radiator.

### Kitchen

11' 9" max x 9' 4" max (3.58m x 2.84m) A range units comprising; wooden surfaces, ceramic butler sink unit with mixer tap and cupboards below, further range of working surfaces with matching wall mounted cupboards, seven ring range cooker with extractor hood over, space for American style fridge freezer with storage to either side, tiled floor, radiator, under stairs storage cupboard housing gas meter, opening lead to conservatory.

### Conservatory

11' 5" x 8' 9" (3.48m x 2.67m) With double glazed windows having an outlook over the rear of the property, wall mounted electric heater.

### First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with double glazed window having an outlook over the side of the property, radiator, hatch to loft space.

### Bedroom 1

13' 9" max into fronts of wardrobes x 13' 1" (4.19m x 3.99m) With wardrobes running the length of one wall with mirror fronted sliding doors, two double glazed windows having outlook to the front of the property, radiator.

### Bedroom 2

13' 0" x 9' 5" max (3.96m x 2.87m) With double glazed window having outlook over the rear of the property, radiator, TV point.

### Bathroom

With spa bath having mixer tap and shower attachment, feature shower with waterfall shower and inset lighting, cast iron school style radiator, stone sink unit with waterfall mixer tap and mirror unit over with shelving below, double glazed window, double glazed velux window, storage cupboard with shelving, low level WC.

### Outside

To the rear of the property the garden is mainly laid to lawn with additional area laid to stone, gated rear access. To front of property there is a brick path leading to the front door and an additional area laid to P beach.

# FLOORPLAN



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>		80
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

