



8 Fryatts Way, Bexhill-on-Sea, East  
Sussex TN39 4LW



## PROPERTY DESCRIPTION

CHAIN FREE. A very well presented, bright and deceptively spacious three/four bedroom detached chalet style property situated in this sought after West Bexhill location which is just over a mile from Little Common Village with it's array of amenities, doctors surgery and well regarded primary school. The accommodation is set over two floors and the ground floor comprises; entrance porch, entrance hall, dual aspect lounge, modern kitchen/breakfast room with built-in appliances, two bedrooms or further reception rooms and modern shower room. On the first floor there are three bedrooms, two with eaves storage and family bathroom. Other features include a DOUBLE GARAGE with internal access, off road parking for several vehicles and well kept front and rear gardens. EPC - D.



## FEATURES

- Detached Chalet Style Property
- Four/Five Bedroom Residence With Three First Floor Bedrooms
- Well Presented Throughout & Deceptively Spacious
- Dual Aspect Lounge
- Ground Floor Modern Shower Room
- Double Garage With Internal Access
- Modern Kitchen/Breakfast Room With Built-In Appliances
- Well Kept & Lovely Gardens
- No Onward Chain
- Council Tax Band - F





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC front door with double glazed patterned inserts, further double glazed patterned panel.

### Entrance Hall

Accessed via patterned glazed door, patterned glazed panel, spotlights, two under-stairs storage cupboards, radiator, stairs rising to the first floor.

### Lounge

19' 9" x 12' 8" (6.02m x 3.86m) A bright and spacious dual aspect room with double glazed windows to the side and front, ceiling coving, television point, feature marble fireplace with inset electric fire, radiator.

### Kitchen/Breakfast Room

13' 5" x 11' 3" (4.09m x 3.43m) A dual aspect room with double glazed windows to the side and rear with the latter overlooking the garden, UPVC door to the rear leading to the garden, spotlights, a modern fitted kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel chimney style extractor fan over, breakfast bar, a range of matching wall and base cupboards with fitted drawers including deep pan drawers, built-in appliances including; eye level oven and microwave, fridge/freezer and dishwasher, radiator.

### Ground Floor Bedroom (Currently Arranged As Sitting Room)

16' 9" x 11' 10" (5.11m x 3.61m) Double glazed sliding doors leading to the garden, ceiling coving, television point, radiator.

### Ground Floor Bedroom Two (Currently Arranged as Dining Room)

13' 5" x 11' 4" (4.09m x 3.45m) Double glazed window overlooking the garden, ceiling coving, radiator.

### Ground Floor Shower Room

7' 10" x 6' 4" (2.39m x 1.93m) Double glazed patterned window to the side, spotlights, a modern fitted three piece suite comprising; large walk-in shower cubicle with chrome controls, grab rail and thermostatic shower over, low level WC, pedestal wash hand basin with chrome mixer tap, chrome heated ladder style towel rail, tiled walls and flooring.

### First Floor Landing

Double glazed window to the side, access to loft space via hatch, airing cupboard with hot water cylinder and shelving, space ideal for desk/study area.

### Bedroom One

15' 1" max x 10' 10" max (4.60m max x 3.30m max) Double glazed window to the side, radiator, access to eaves storage.

### Bedroom Two

14' 4" x 13' 10" max (4.37m x 4.22m max) Double glazed window to the side, spotlights, a range of built-in bedroom furniture, radiator, large walk-in eaves storage cupboard.

### Bedroom Three

16' 5" x 7' 10" (5.00m x 2.39m) Double glazed window to the front, radiator.

### Bathroom

9' 0" x 7' 8" (2.74m x 2.34m) Double glazed latte end window to the front, a fitted three piece suite comprising; corner bath with mixer tap and handheld attachment, low level WC with concealed cistern, wash hand basin with cupboard under, chrome heated ladder style towel rail, cupboard with shelving, tiled walls.

### Outside

The front of the property is approached via a block paved driveway providing off road parking and leading to the garage, well maintained garden area mainly laid to lawn with planted shrubs and bushes, gated access to both sides.

Adjacent to the rear of the property there is patio area ideal for table and chairs and entertaining, the patio extends to both sides leading to the side gates, water tap, raised brick beds, the remainder of the garden is mainly laid to lawn with decked area ideal for catching the evening sun, timber framed sheds, various well planted shrubs and bushes.

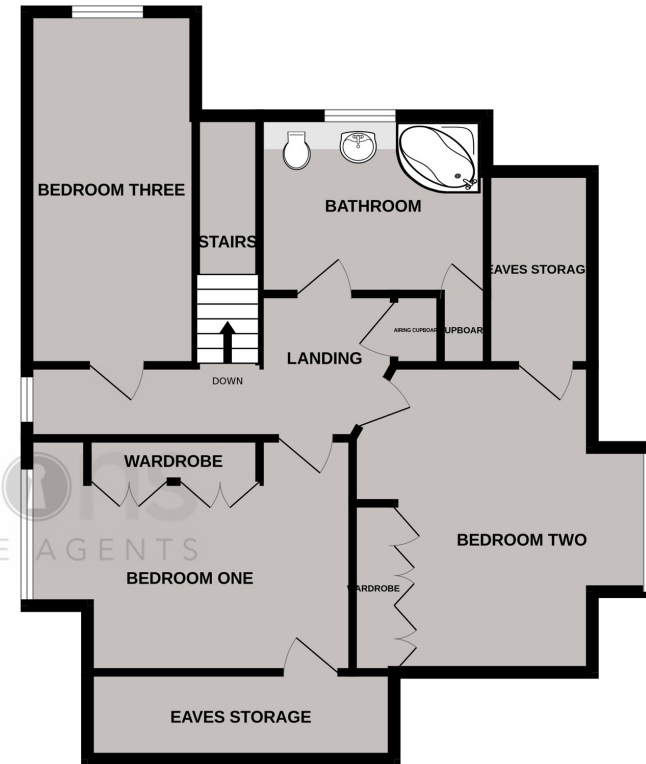
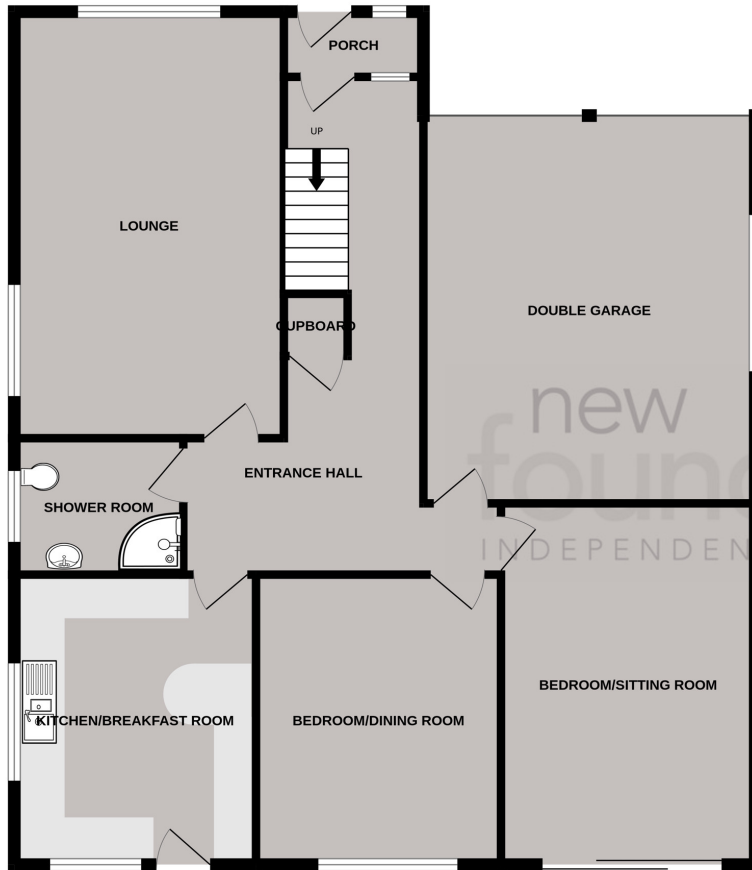
### Double Garage

18' 0" x 15' 4" (5.49m x 4.67m) Accessed via one electric up and over door and further manual up and over door, double glazed window to the side, courtesy door into entrance hall, space and plumbing for washing machine, wall mounted gas fired boiler, power points.

# 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>			
		65	76
England, Scotland & Wales		EU Directive 2002/91/EC	

