

£269,950 Freehold



46 Turkey Road, Bexhill-on-Sea, East
Sussex TN39 5HE



PROPERTY DESCRIPTION

CHAIN FREE & VACANT POSSESSION. A spacious three bedroom semi-detached older style house ideally situated near to the local high street with shops and supermarket whilst also being on the 98 bus route. The accommodation is set over two floors and the ground floor comprises; entrance hall, bay fronted lounge, dining room, good size kitchen/breakfast room, rear lobby and WC. On the first floor there are three bedrooms, bath/shower room and separate WC. Outside there is off road parking at the front for two cars, courtyard style rear garden. There is a double garage available if required at an additional cost of £25,000 EPC - E.

FEATURES

- Three Bedroom Semi-Detached House
- Close To Local High Street
- Two Reception Rooms
- Spacious Kitchen/Breakfast Room
- Courtyard Style Garden
- On The 98 Bus Route
- Ground Floor WC
- Chain Free & Vacant Possession
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door, double glazed frosted glass window, stairs rising to the first floor, under-stairs cupboard with meters, fuse box and boiler.

Lounge

14' 1" x 11' 9" (4.29m x 3.58m) Double glazed bay window to the front, radiators.

Dining Room

12' 10" x 8' 10" (3.91m x 2.69m) Double glazed window to the rear, radiator.

Kitchen

15' 11" reducing to 11' 0" x 15' 8" (4.85m reducing to 3.35m x 4.78m) A spacious room with two double glazed windows to the side, UPVC door to the other side leading to the courtyard garden, ceiling coving, a range of working surfaces with inset one and half bowl sink and drainer unit, inset four ring electric hob, stainless steel extractor fan over, a range of matching wall and base cupboards with drawers, built-in electric oven.

Rear Lobby

Door to the side.

WC

Low level WC, wash hand basin, radiator.

Landing

Access to loft via hatch, double cupboard, radiator.

Bedroom 1

14' 1" x 11' 9" (4.29m x 3.58m) Double glazed bay window to the front, radiator.

Bedroom 2

15' 6" x 8' 1" (4.72m x 2.46m) Double glazed windows to both sides, radiator.

Bedroom 3

13' 1" max x 8' 10" (3.99m max x 2.69m) Double glazed window to the rear, radiator.

Bath/Shower Room

Double glazed frosted glass window to the side, panelled bath, shower cubicle, wash hand basin, heated towel rail.

WC

Glazed window to the side, low level WC.

Outside

To the front there is off road parking for two cars.

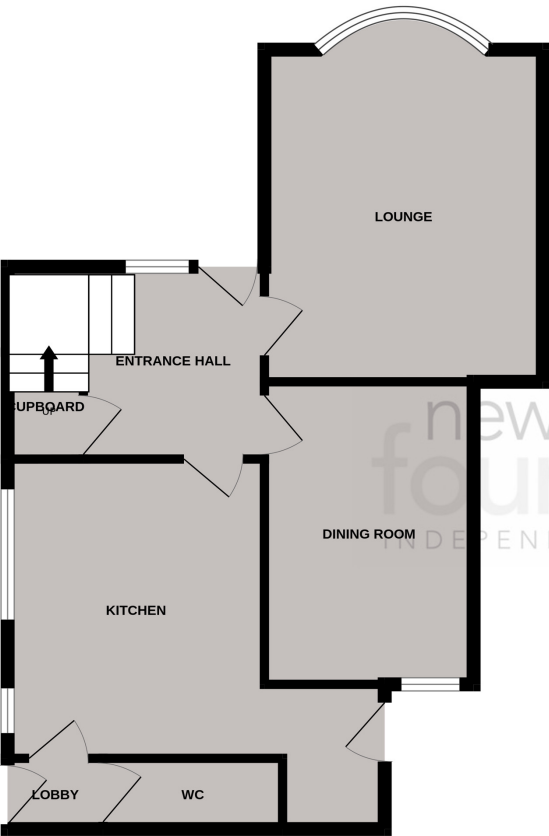
The rear garden is a courtyard style garden which is paved

NB

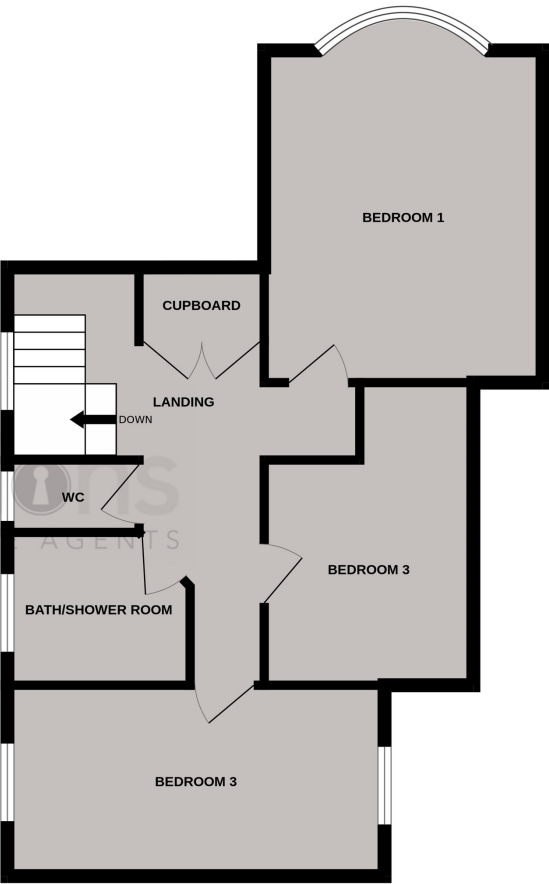
There is a double garage to the rear which is available at £25,000

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

