



7 Tiverton Drive, Bexhill-on-Sea, East
Sussex TN40 2JH



PROPERTY DESCRIPTION

An exceptional three double bedroom family home which has undergone significant improvement and offers buyers the chance at purchasing a fabulous turn-key property. The property is ideally located in a cul-de-sac approximately a mile from Bexhill Town Centre & Railway Station whilst also being within easy reach of Ravenside Retail Park & Glyne Gap Beach. Also nearby is Bexhill Sixth Form College & access to the 99 bus.

The ground floor accommodation comprises; entrance porch, entrance hall, ground floor cloakroom/WC, lounge/dining room with bi-folding doors leading to the garden and a stylish fully fitted kitchen. On the first floor there are three bedroom which are all doubles, a contemporary re-fitted family bathroom and additional shower room. Outside there is a block paved driveway with off road parking for multiple cars and leading to the garage and a landscaped rear garden. EPC - TBC.

FEATURES

- Exceptional Three Bedroom Family Home
- Beautiful Presentation Throughout
- Stylish Fully Fitted Kitchen With Appliances
- Lounge/Dining Room With Bi-Folding Doors
- Contemporary Family Bathroom
- Additional Walk-In Shower Room
- Off Road Parking For Multiple Vehicles
- One Mile From Town Centre & Train Station
- Close Proximity To Bexhill College, St Mary Magdalene Primary School & Ravenside
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC door, double glazed windows to the front and side.

Entrance Hall

Accessed via front door, stairs rising to the first floor, under-stairs storage cupboard.

Cloakroom/WC

Double glazed window to the front, low level WC, wash hand basin with mixer tap, cupboard under, part tiled walls.

Lounge/Dining Room

23' 1" x 12' 7" (7.04m x 3.84m) Double glazed window and bi-folding doors to the rear with the latter leading to the garden, vertical radiator, wall mounted electric fire.

Kitchen

11' 1" x 7' 1" (3.38m x 2.16m) Double glazed window to the front, a superb fitted kitchen comprising; a range of quartz working surfaces with inset electric hob and extractor fan over, inset sink unit with grooved drainer and instant boil tap, a range of matching wall and base cupboards with fitted drawers, inset electric oven and microwave, integrated fridge/freezer, dishwasher, washing machine and drinks fridge.

First Floor Landing

Double glazed window to the front, built in double cupboard.

Bedroom One

11' 9" x 10' 0" (3.58m x 3.05m) Double glazed window to the rear, radiator, double built-in cupboard.

Bedroom Two

13' 10" x 8' 0" (4.22m x 2.44m) Double glazed window to the front, radiator.

Bedroom Three

11' 2" x 10' 0" (3.40m x 3.05m) Double glazed window to the rear, radiator.

Bathroom & WC

Double glazed window to the front, a stylish and re-fitted suite comprising panelled bath with mixer tap, low level WC with concealed cistern, vanity wash hand basin with mixer tap and cupboard under, bespoke venetian plastered walls.

Shower Room

A fully tiled walk-in shower room with rain effect shower over and handheld attachment.

Garage

Accessed via up and over door, power and light provided.

Front Garden

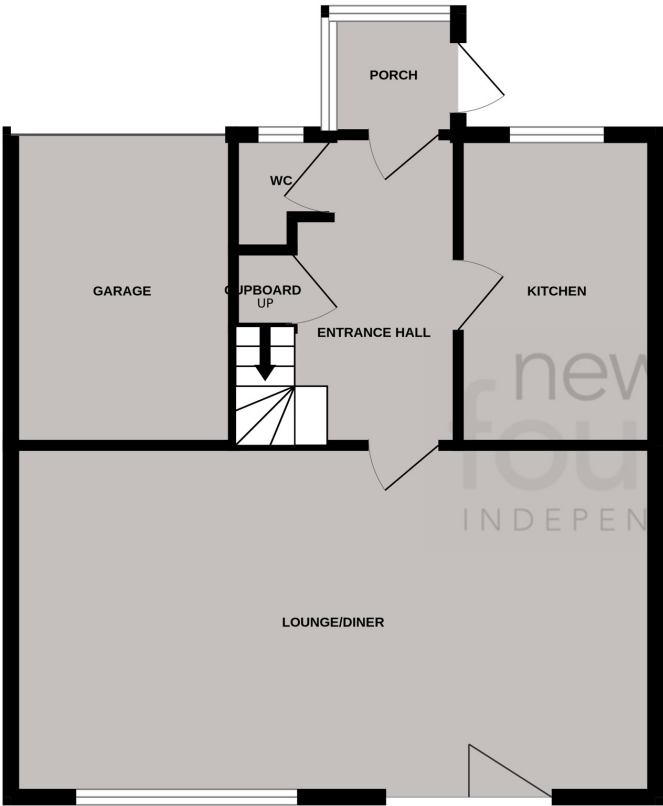
The property is approached via driveway providing off road parking and leads to the garage, area laid to lawn.

Rear Garden

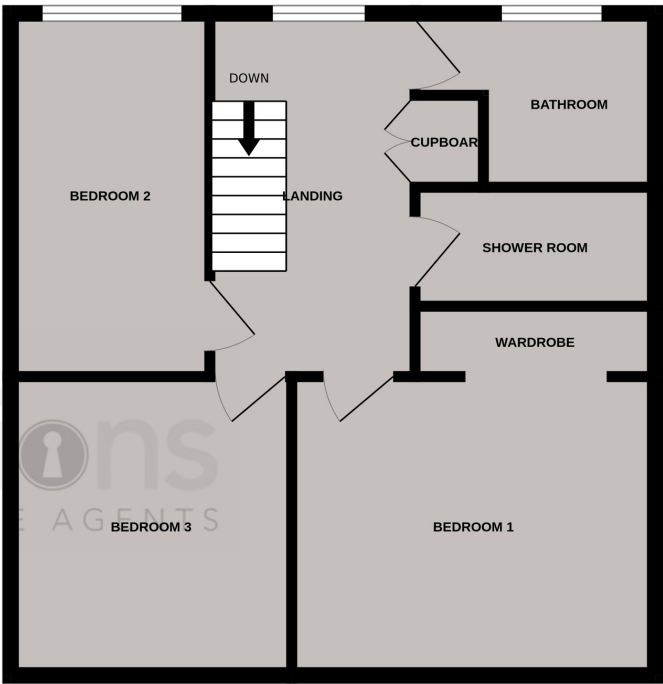
Adjacent to the rear of the property there is a patio area which extends the full width of the house, area laid with artificial grass, raised decking area ideal for entertaining, outside power points and lighting, gate to rear access.

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			61	77
(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	

