



9a Ashdown Road, Bexhill-on-Sea,
East Sussex TN40 1SE



PROPERTY DESCRIPTION

CHAIN FREE. A modern two bedroom detached house situated in a cul-de-sac within close proximity to the seafront, railway station and town centre whilst St Richard's school is also close by. The accommodation comprises; entrance porch, entrance hall, ground floor cloakroom/WC, modern kitchen, lounge/dining room, conservatory, two double bedrooms and a modern shower room. Outside there is off road parking and a low maintenance west facing rear garden. EPC - C.

FEATURES

- Two Bedroom Detached House
- Situated In A Cul-De-Sac
- Close Proximity To St Richards School
- Short Walk To The Train Station, Seafront & Town Centre
- Heat Pump
- West Facing Patio Garden
- Lounge/Dining With Double Doors Leading To A Conservatory
- Off Road Parking
- Chain Free
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Porch

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

Entrance Hall

Accessed via double glazed front door, radiator, stairs rising to the first floor.

Cloakroom/WC

Double glazed frosted glass window to the front, low level WC, wash hand basin.

Kitchen

9' 2" x 5' 5" (2.79m x 1.65m) Double glazed window to the front, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over, built-in appliances to include; fridge/freezer, washing machine and electric oven, a range of matching wall and base cupboards with fitted drawers



Lounge/Dining Room

17' 3" x 12' 1" (5.26m x 3.68m) Double glazed double doors to the rear giving access onto the conservatory, useful under-stairs storage cupboard, radiator.

Conservatory

8' 3" x 7' 5" (2.51m x 2.26m) Double glazed windows to both sides overlooking the garden and double glazed double doors to the rear leading to the garden, wall mounted electric heater.

First Floor Landing

Bedroom One

12' 1" x 9' 11" (3.68m x 3.02m) Two double glazed windows to the rear, access to loft space via hatch, two radiators.

Bedroom Two

12' 1" x 10' 5" (3.68m x 3.17m) Double glazed window to the rear, radiator.

Shower Room

6' 1" x 6' 0" (1.85m x 1.83m) Double glazed frosted glass window to the side, a modern shower room comprising; large walk-in shower cubicle with handheld attachment and shower over, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, shaver point, chrome heated ladder style towel rail.

Outside

To the front there is a block paved driveway, mature shrubs, gated access to both sides.

To the rear there is a low maintenance west facing paved garden, various shrubs, gated access to both sides, heat pump, outside power point, outside water tap.



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
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	77	
(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

