





PROPERTY DESCRIPTION

CHAIN FREE. A Charming three bedroom detached house in this highly sought after location just a mile from Bexhill Town Centre and opposite Pages Avenue which leads directly down towards South Cliff & the beach. The accommodation comprises; entrance hall, south facing and dual aspect lounge and separate dining room, fitted kitchen, ground floor WC, three first floor bedrooms and a family bathroom. Outside there is sizable frontage with plenty of off road parking, detached garage and an attractive rear garden.

EPC - E

FEATURES

- Charming Detached House
- Three Bedrooms
- Situated Opposite Pages Avenue & Walking Distance To South Cliff Beach
- South Facing Dual Aspect Lounge
- Separate Dining Room
- Approximately One Mile to Bexhill Town Centre & Railway Station
- Detached Garage
- Large Frontage With Ample Off Road Parking
- Chain Free
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Entrance door leading to entrance hall with radiator, wood flooring, door to ground floor WC.

Ground Floor WC

Stairs down, with WC, wash hand basin, frosted glass window, tiled floor.

Living Room

14' 8" x 11' 10" (4.47m x 3.61m) A dual aspect room with two sash windows overlooking the front and two sash windows overlooking the side of the property, fireplace with hearth and surround, wood flooring.

Dining Room

11' 11" x 9' 11" (3.63m x 3.02m) A dual aspect room with sash windows overlooking the side and front of the property, radiator.

Kitchen

9' 10" x 8' 9" (3.00m x 2.67m) A range of units comprising; double drainer stainless steel sink unit with cupboards under, two wall mounted cupboards, part tiling to walls, built-in four ring electric hob with electric oven under, cupboard to either side, built in and concealed fridge, space for washing machine, wall mounted boiler, extractor hood, dual aspect room with window overlooking side and further double glazed window overlooking the rear door to shelved pantry store cupboard, door leading to rear garden.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with attractive window overlooking the right side of the property, cupboard housing hot water cylinder with shelving.

Bedroom 1

14' 1" x 11' 11" (4.29m x 3.63m) A dual aspect room with sash windows overlooking the front and side of the property, built-in cupboard, two radiators.

Bedroom 2

11' 10" x 9' 11" (3.61m x 3.02m) With sash windows overlooking the side and front of the property, radiator, built-in cupboard.

Bedroom 3

9' 11" x 8' 10" (3.02m x 2.69m) With sash windows overlooking the rear of the property, radiator, wood flooring, corner wash hand basin.

Bathroom

A three-piece coloured suite comprising; panelled bath with mixed tap and shower attachment, low-level WC, vanity unit wash hand basin with cupboards below, frosted glass window, part tiling to walls, radiator.

Outside

To the rear of the property, there is a good sized garden, mainly laid to lawn with some attractive flower and borders, screened by fencing, side access down both sides of the property leading to the front, door to brick built storage cupboard. The front property is approached via a large area giving off road parking for several cars. The property also benefits from an attractive frontage, mainly laid to lawn with flower and shrub borders, screened by fencing with a brick boundary wall.

Garage

16' 5" x 8' 0" (5.00m x 2.44m) The property also has the benefit of a single garage, accessed via barn doors with window to side and light.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



new foundations
INDEPENDENT ESTATE AGENTS

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+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

