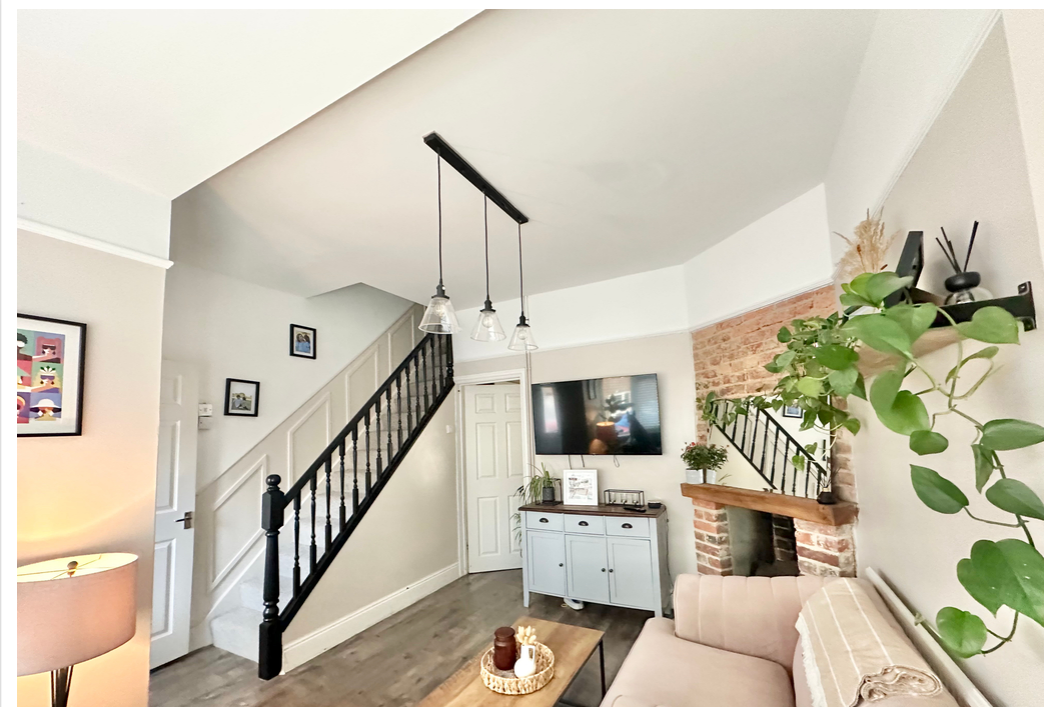




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£250,000 20 Silvester Road, Bexhill-on-Sea TN40 2AY
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

Character and charm are evident throughout this impressive mid-terrace house, which has undergone great improvements under current ownership, restoring character with modern fixtures.

This charming house is located in Bexhill's popular Chantry area. It offers accommodation that includes an enclosed entrance porch leading to a living room with an exposed brick fireplace. The separate dining room also benefits from a feature fireplace, a useful storage cupboard and an opening into the modern fitted kitchen. With matching wall and base units, the kitchen benefits from an integrated oven and hob, space for appliances and double doors opening out to the rear garden. The ground floor also includes a modern fitted bathroom suite.

The landing leads to a spacious double bedroom with a built-in storage cupboard on the first floor, as well as a second double bedroom converted by a stud wall to create two bedrooms.

Moreover, the house has gas central heating through a combi-boiler that was installed just 5 years ago, and is double glazed throughout.

It is highly recommended that you view the property at your earliest convenience to fully appreciate all that it has to offer!

20 Silvester Road, Bexhill-on-Sea, East
Sussex, TN40 2AY

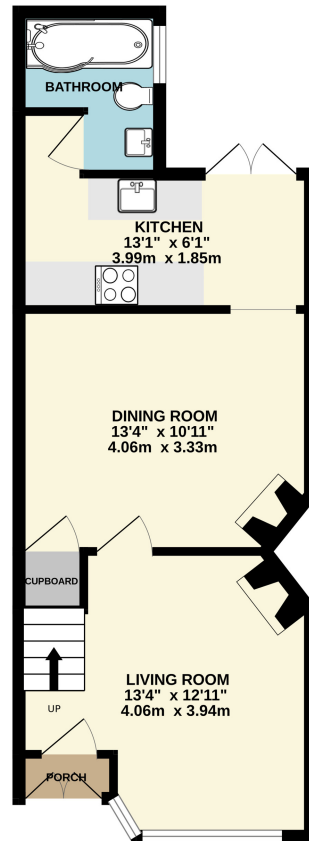
 2 Bedroom  1 Bathroom  2 Reception



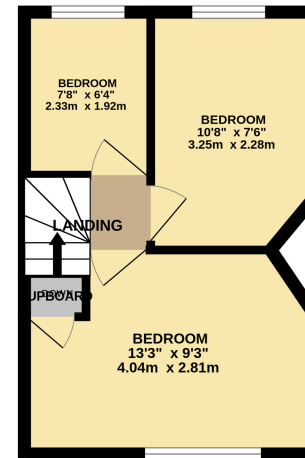
Key Features:

- Charming Terraced House
- Two Bedrooms
- Popular Chantry Location
In Bexhill Old Town
- Working Fireplaces
- Modern Fixtures & Fittings
- Landscaped Rear Garden
- Two Reception Rooms
- Double Glazing & Gas
Central Heating

GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

The rear garden has been beautifully landscaped to create a versatile outdoor space. Being predominately laid to lawn with well-stocked borders, a built-in trampoline and seating area's where you can enjoy alfresco dining.

Location

The house is located in the popular Chantry area of Bexhill and within walking distance of Chantry Primary School, also close by to many other well-regarded schools for all ages.

Bexhill town centre, and the iconic seafront promenades are just under a mile away, together with the mainline train station offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria and well-regarded restaurants.

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