

£329,950 Freehold



21 Sewell Avenue, Bexhill-on-Sea, East  
Sussex TN40 2BH





## PROPERTY DESCRIPTION

A characterful and well presented two bedroom semi-detached house situated in a cul-de-sac just one mile from Bexhill Town Centre, seafront and railway station whilst also being within close proximity to local shop and Chantry primary school. The downstairs offers good size accommodation comprising; entrance hall, bay fronted lounge, separate dining room, kitchen/breakfast room, sun room, utility room (could also be used as a home office). Upstairs there are two bedrooms and a contemporary bath/shower room with roll top bath, Outside there is off road parking which leads to the garage and a mature rear garden with established plants and trees. EPC - D.

## FEATURES

- Character Semi-Detached House
- Sun Room Leading To The Garden
- Contemporary Bathroom With Roll Top Bath & Shower Cubicle
- Kitchen/Breakfast Room
- Garage With Part Currently Converted Into Utility
- Off Road Parking
- Short Distance To Local Shop & Chantry Primary School
- Mature & Well Stocked Rear Garden
- Approximately One Mile From Bexhill Town Centre & Railway Station
- Council Tax Band - B







## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC door with double glazed frosted glass window, stairs rising to the first floor, vertical radiator.

### Lounge

13' 8" x 10' 7" (4.17m x 3.23m) Double glazed window to the front, ceiling docking, radiator, under-stairs storage.

### Dining Room

14' 0" x 10' 1" (4.27m x 3.07m) Double glazed window to the side, opening leading to the kitchen, spotlights, radiator, under-stairs storage cupboard, recessed storage cupboards and glazed fronted display units, further cupboard.

### WC

Double glazed frosted glass window to the rear, radiator, high chain WC.

### Kitchen/Breakfast Room

12' 4" x 8' 8" (3.76m x 2.64m) Double glazed window to the rear overlooking the garden, double glazed window and door leading to the sun room, spotlights, a fitted kitchen comprising; a range of working surfaces with inset ceramic one and half bowl sink unit with mixer two, inset four ring gas hob with extractor fan over, a range of matching wall and base cupboards with drawers, built-in electric oven and microwave, space for fridge/freezer, radiator, breakfast bar.

### Sun Room

14' 4" x 7' 9" (4.37m x 2.36m) Double glazed door and windows to the rear overlooking the garden.

### Inner Hall

Double glazed door with frosted glass leading to the front, door leading to utility.

### Utility Room/Potential Home Office

12' 1" x 9' 5" (3.68m x 2.87m) Double glazed window to the side, window to the rear, power points, space for washing machine, door to garage.

### Garage

13' 3" x 9' 5" (4.04m x 2.87m) Accessed via up and over door, window, fuse box, power, lighting.

### First Floor Landing

Double glazed frosted glass window to the side, access to loft space via hatch.

### Bedroom 1

14' 2" max x 10' 6" max (4.32m max x 3.20m max) Double glazed windows to the front, radiator.

### Bedroom 2

10' 0" x 6' 10" (3.05m x 2.08m) Double glazed window to the rear, radiator.

### Bath/Shower Room

10' 6" x 10' 0" (3.20m x 3.05m) Double glazed window to the rear, spotlights, a contemporary four piece suite comprising; independent roll top bath with Victorian style mixer tap, pedestal wash hand basin, Burlington high chain WC, walk-in shower cubicle, heated towel rail.

### Outside

To the front there is off road parking, area laid with slate enclosed with mature hedging.

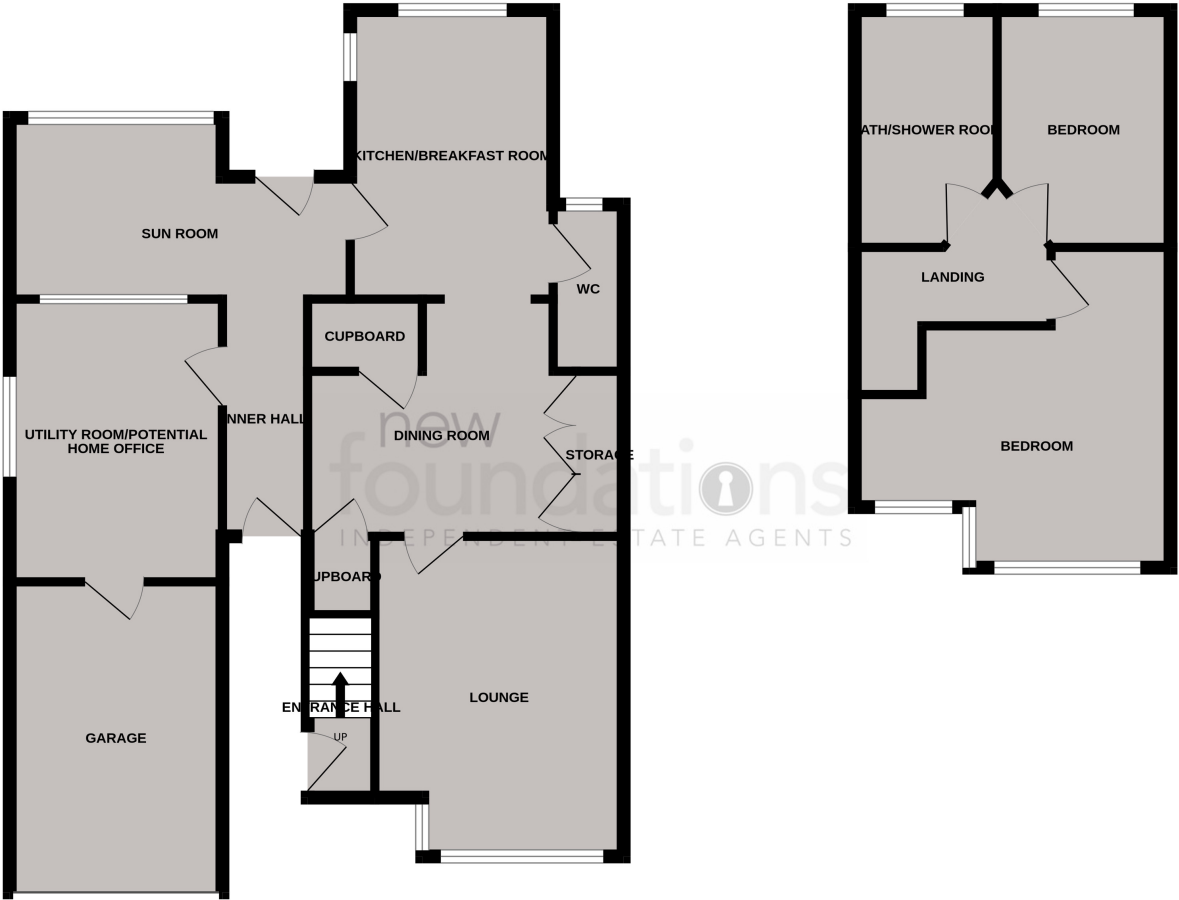
To the rear there is a good size and mature garden with plenty of well planted shrubs and trees including acers, areas laid to lawn with various raised beds with timber boarders, raised decking area at the foot of the garden perfect for catching the evening sun.



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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