



37 Mistley Close, Bexhill-on-Sea, East
Sussex TN40 2TD



PROPERTY DESCRIPTION

A two bedroom mid-terraced house ideally situated in the popular 'Pebsham' area of Bexhill which is within a short distance of Ravenside Retail Park, Glyne Gap Beach, primary schools and Bexhill College. The accommodation comprises; entrance hall, lounge with sliding doors leading to the conservatory, fitted kitchen, two double bedrooms and bathroom. Outside there is westerly aspect lawned garden. EPC - C.

FEATURES

- Two Double Bedroom
- Mid-Terraced House
- Conservatory
- Outdoor Store
- Manageable Rear Garden
- Popular Pebsham Location
- Located At The End Of A Cul-De-Sac
- Council Tax Band - B





ROOM DESCRIPTIONS

Entrance Hall

Covered entrance with door to storage cupboard, double glazed front door leading to private entrance hall with radiator, under-stairs storage cupboard, stairs to first floor landing.

Lounge/Dining Room

14' 9" x 13' 0" (4.50m x 3.96m)

Double glazed sliding doors leading to the conservatory, ceiling coving, feature fireplace, television point.

Kitchen

12' 7" x 6' 7" (3.84m x 2.01m)

Double glazed window to the front, ceiling coving, a fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, space for various appliances, built-in electric oven.

First Floor Landing

With hatch to loft space with retractable ladder, airing cupboard with shelving.

Bedroom One

13' max into recess, narrowing to 9' 8" x 11' 4" (3.96m x 3.45m)

Double glazed window to the front, a range of fitted bedroom furniture comprising; two double wardrobes, over bed storage, side tables, radiator.

Bedroom Two

13' x 9' 2" (3.96m x 2.79m)

Double glazed window to the rear, ceiling coving, radiator.

Bathroom

Light coloured suite comprising; panelled bath, pedestal wash hand basin, low level WC, part tiling to walls, radiator, extractor fan.

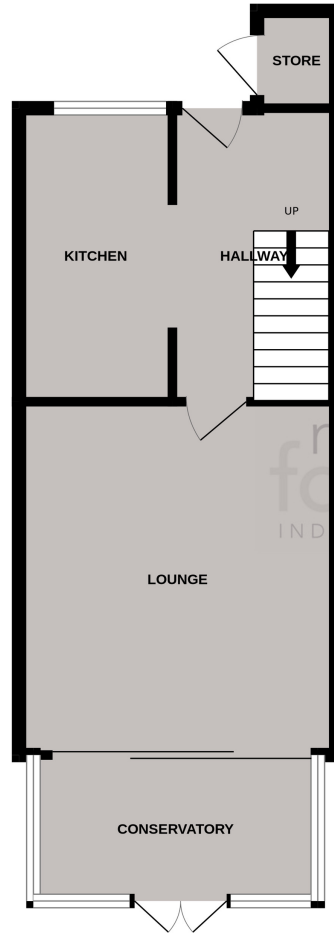
Outside

To the front there is an area of garden laid to lawn and outside storage shed.

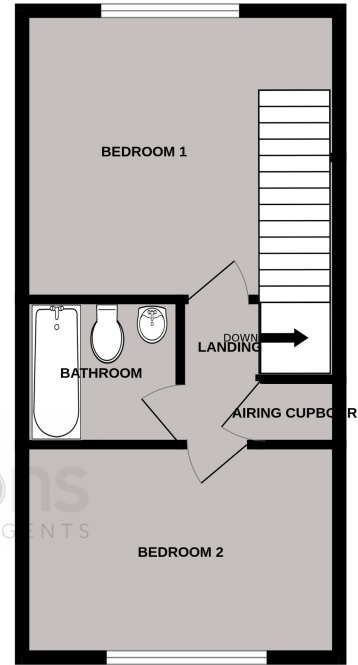
The rear garden is also mainly laid to lawn, timber framed shed, rear gate.

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		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

