





PROPERTY DESCRIPTION

A very impressive four bedroom detached family home ideally situated in a quiet cul-de-sac within the sought after 'Chantry' area of Bexhill which is approximately a mile from the town centre, railway station and seafront. There is good size accommodation across two floors and the ground floor comprises; entrance porch, entrance hall, lounge with sun room extension, re-fitted and modern kitchen which is open to the dining room which has French doors leading to the garden, wet room/WC and DOUBLE GARAGE with electric roller door and internal access. On the first floor there are four bedrooms with the master having an en-suite bathroom and a modern family bathroom. Outside there is a level rear garden and off road parking for multiple cars. EPC - D.

FEATURES

- Spacious Four Bedroom Detached House
- Quiet Cul-De-Sac Location
- Immaculate Presentation Throughout
- Lounge With Sun Room Area
- Ground Floor Wet Room & WC
- Re-Fitted & Modern Kitchen Open Plan To The Dining Room
- Double Garage With Electric Roller Door & Internal Access
- Master Bedroom With En-Suite Bathroom
- Off Road Parking For Multiple Cars
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC door with double glazed insert, double glazed panels to the front and side, tiled floor.

Entrance Hall

Accessed via composite door with double glazed patterned inserts, vertical radiator, stairs rising to the first floor, cupboard.

Ground Floor Wet Room & WC

Double glazed frosted glass window to the side, a fully tiled and modern room with wet room style shower with handheld attachment, chrome controls and rain effect shower over, low level WC, wash hand basin with drawers under and mixer tap, heated towel rail, shaver point.

Lounge & Sun Room

Lounge - 18' 9" x 11' 3" (5.71m x 3.43m)

Sun Room - 15' 9" x 7' 10" (4.80m x 2.39m)

A good size room with double glazed windows to the side and rear overlooking the garden and French doors leading to the garden, radiators, feature free standing log burner, under-floor heating in the sun room.

Kitchen

10' 10" x 8' 10" (3.30m x 2.69m) Double glazed window to the front, an impressive re-fitted kitchen comprising; a range of working surfaces with sunken one and half bowl sink unit and grooved drainer with mixer tap, inset five ring gas hob with large extractor fan over, a range of matching wall and base cupboards with deep pan drawers, built-in appliances including; two electric ovens, microwave, fridge/freezer and drinks fridge, spotlights, open to the dining room, under-floor heating.

Dining Room

10' 5" x 8' 10" (3.17m x 2.69m) Double glazed French doors to the rear leading to the garden, spotlights, low hanging pendant lights, under-floor heating.

Double Garage

15' 7" x 15' 1" (4.75m x 4.60m) Accessed via electric roller door, internal door in the hallway, power, lighting, a range of working surfaces with sink unit, space for washing machine and tumble dryer, wall mounted gas fired boiler, fuse box, electric and gas meters.

First Floor Landing

Double glazed window to the side, access to loft space via hatch, cupboard with radiator and shelving.

Bedroom One

11' 7" x 10' 10" (3.53m x 3.30m) Double glazed window to the rear overlooking the garden, radiator, a range of built-in wardrobes.

En-Suite Bathroom & WC

Double glazed frosted glass window to the rear, spotlights, panelled bath with mixer tap and handheld attachment, low level WC, wash hand basin with mixer tap, heated towel rail, shaver point.

Bedroom Two

10' 11" x 10' 8" (3.33m x 3.25m) Double glazed window to the front, spotlights, a range of built-in wardrobes, radiator.

Bedroom Three

10' 6" x 8' 10" (3.20m x 2.69m) Double glazed window to the rear, spotlights, radiator.

Bedroom Four

7' 9" x 7' 9" (2.36m x 2.36m) Double glazed windows to the front, spotlights, radiator, built-in wardrobes.

Bathroom

Double glazed frosted glass windows to the front, low level WC, wash hand basin with mixer tap and drawers under, panelled bath with fitted screen, mixer tap, chrome controls, handheld attachment and shower over, shaver point, heated towel rail.

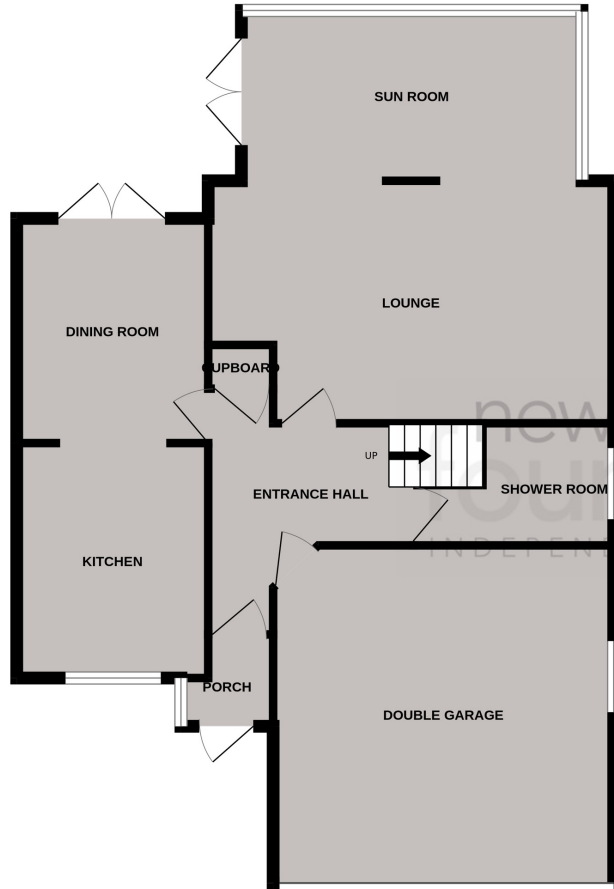
Outside

To the front there is a block paved driveway providing off road parking for multiple cars and leading to the garage, gated side access.

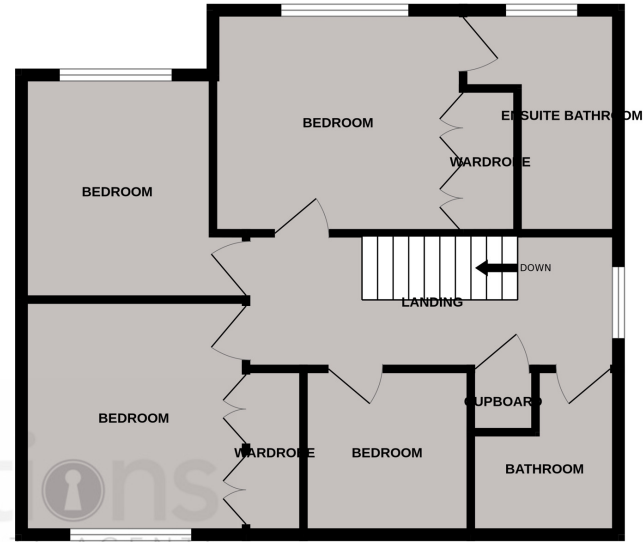
To the rear there is a patio area accessed from the dining rooms which continues down both sides and leads to the gated side access, the remainder of the rear garden is level and mainly laid to lawn with various mature bushes.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(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	

