



37 St James Road, Bexhill-on-Sea,  
East Sussex TN40 2DE



## PROPERTY DESCRIPTION

A charming older style two bedroom mid-terraced house situated in the sought after 'Chantry' area which is just over a mile from Bexhill Town Centre, railway station and seafront. The bright and well presented accommodation comprises; entrance hall, lounge with archway through to the dining room, fitted kitchen, utility room, landing with area for a study, two double bedrooms and a modern bathroom. Outside there is off road parking and an immaculate west facing rear garden. EPC - TBC.

## FEATURES

- Older Style Two Bedroom Mid-Terraced House
- West Facing Garden
- Off Road Parking
- Charming And Characterful
- Modern Bathroom
- Sought After 'Chantry' Location
- Ideal First Home
- Utility Room
- Well Presented And Bright Accommodation
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned inserts, ceiling coving, dado rail, cloak cupboard with hanging rail, low level storage running under the whole of the stairs, shoe cupboard, stairs rising to the first floor.

### Lounge

12' 8" x 12' 1" (3.86m x 3.68m) Double glazed window to the front, feature plate rails, fireplace with brick surround and inset gas fire, archway through to the dining room.

### Dining Room

10' 6" x 9' 10" (3.20m x 3.00m) Double glazed window to the rear overlooking the garden, feature plate rail, recessed storage, storage cupboard, wall mounted electric heater.

### Kitchen

9' 9" x 7' 0" (2.97m x 2.13m) Glazed window and door to the rear leading to the utility room, a fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven.

### Utility Room

7' 8" x 4' 11" (2.34m x 1.50m) Glazed windows to the side and rear and door to the rear leading to the garden, working surface, space for washing machine and fridge/freezer.



### Landing

Double glazed window to the front, ceiling coving, dado rail, area idea for a desk, access to loft space via hatch with drop down ladder, wall mounted electric heater.

### Bedroom One

12' 8" x 12' 1" (3.86m x 3.68m) Double glazed window to the front, ceiling coving, built-in wardrobes with sliding mirrored doors.

### Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m) Double glazed window to the rear, ceiling coving, wall mounted electric heater

### Bathroom

Double glazed patterned window to the rear, ceiling coving, a modern fitted three piece white suite comprising; panelled bath with Triton electric shower over, low level WC pedestal wash hand basin, part tiled walls, wall mounted electric heater, airing cupboard housing hot water cylinder and shelving.

### Outside

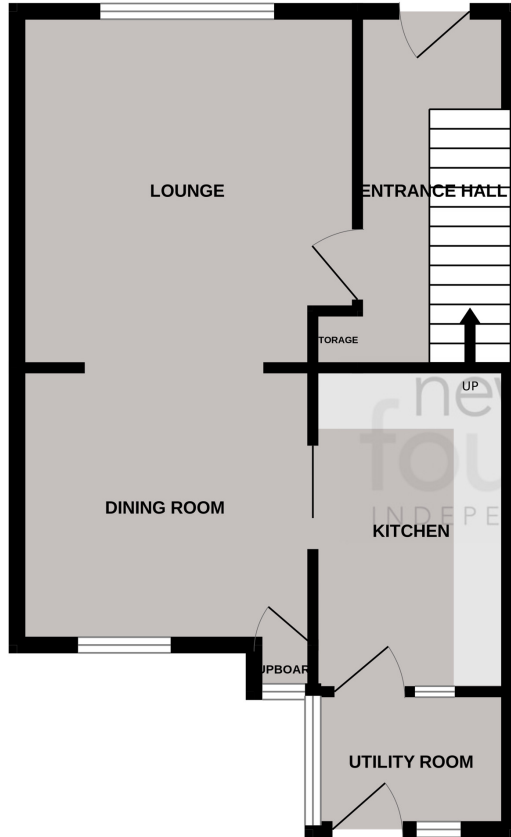
To the front there is a block paved driveway which provides off road parking and planted borders.

The rear garden benefits from being of a westerly aspect.

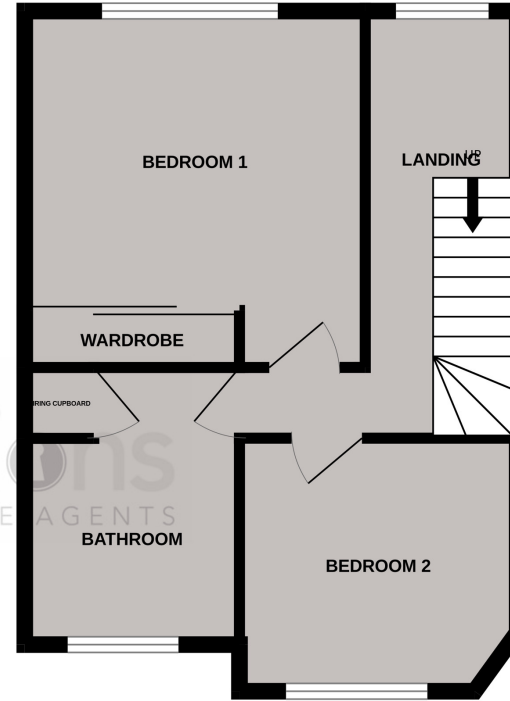
Adjacent to the rear of the property there is a concrete area ideal for table and chairs and entertaining, gated rear access, water tap, various very well planted flower beds, timber framed shed, fish pond, area laid to lawn.

# 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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