



45 Furnells Way, Bexhill-on-Sea, East
Sussex TN40 2FA



PROPERTY DESCRIPTION

A very well presented and modern two bedroom end of terrace house situated in this popular development which is within easy reach of local primary schools and Bexhill College whilst Ravenside and the seafront are only a short journey away. The accommodation comprises; entrance hall, open plan triple aspect lounge/kitchen dining room measuring 28', rear lobby, ground floor cloakroom/WC, two good size bedrooms and a modern family bathroom, outside there is a pleasant rear garden and two allocated parking spaces to the front. EPC - B.

FEATURES

- Two Bedroom End Of Terrace House
- Situated On A Modern Development
- Two Allocated Parking Spaces
- Pleasant Rear Garden
- Ground Floor WC
- Open Plan Living With Lounge/Kitchen/Diner Area
- Modern Family Bathroom
- Ideal First Home
- Ideally Situated For Primary Schools & Bexhill College
- Council Tax Band - B





ROOM DESCRIPTIONS

Entrance Hall

Accessed via double glazed front door, stairs rising to the first floor, radiator.

Lounge Area

28' 2" max (including kitchen/diner) x 11' 1" (8.59m max (including kitchen/diner x 3.38m) Double glazed windows to the front and side, useful under-stairs storage cupboard, radiator.

Kitchen/Diner Area

Double glazed window to the rear overlooking the garden, door to the rear lobby, a modern 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, a range of matching wall and base cupboards with fitted drawers, built-in fridge/freezer, electric oven and washing machine, wall mounted gas fired boiler, space for table.

Rear Lobby

Double glazed door leading to the garden, radiator.

WC

Low level WC, wash hand basin, radiator.

First Floor Landing

Bedroom One

14' 8" x 11' 4" (4.47m x 3.45m) Two double glazed windows to the front, built-in cupboard, radiator.

Bedroom Two

14' 8" x 12' 0" (4.47m x 3.66m) Double glazed window to the rear, radiator.

Bathroom

Double glazed frosted glass window to the side, a modern fitted suite comprising; panelled bath with fitted screen, mixer tap and shower over, low level WC, wash hand basin with mixer tap, heated towel rail.

Two Allocated Parking Spaces

Located at the front.

Outside

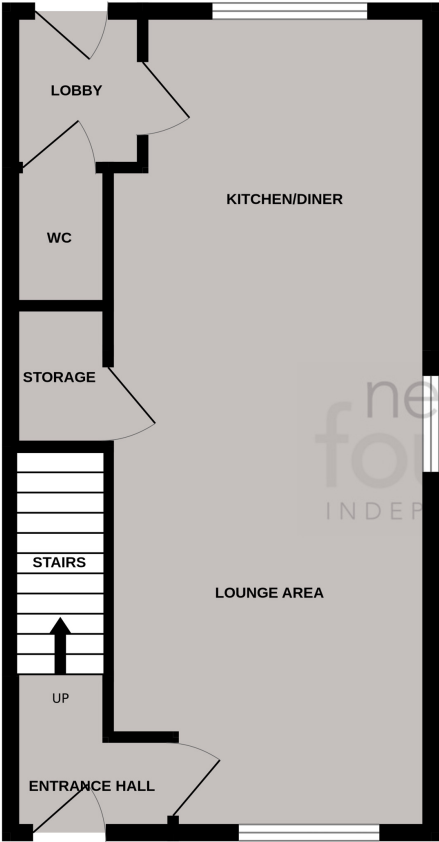
There is a pleasant rear garden with good size patio area, areas laid to lawn, gated side access, timber framed shed, water tap.

NB

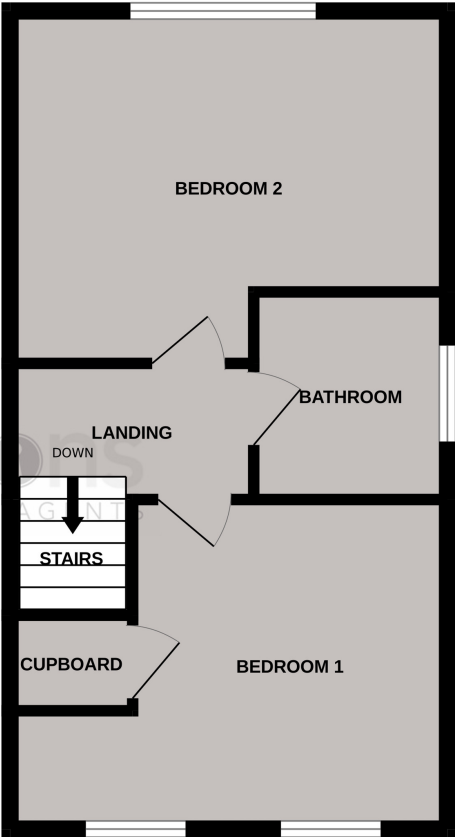
There is a community charge of £32.76 per month.

FLOORPLAN

GROUND FLOOR



FIRST 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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