



31 Southlands Road, Bexhill-on-Sea,
East Sussex TN39 5HG



PROPERTY DESCRIPTION

A four bedroom, semi detached house enjoying an attached garage and good sized rear garden. Other notable features include; double glazed conservatory and two reception rooms, en-suite to master bedroom, gardeners ground floor WC and private driveway. Conveniently situated for primary and senior schools and close to shopping facilities. EPC - D

FEATURES

- Four Bedroom Semi-Detached Home
- Two Reception Rooms
- Good Sized Rear Garden
- Attached Garage and Driveway
- Double Glazed Conservatory
- Gardeners WC
- Ensuite to master bedroom
- Conveniently Situated For Schools and Shops
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to entrance hall with double glazed frosted glass window, radiator, under stairs, storage cupboard

Living Room

11' 11" x 11' 10" (3.63m x 3.61m) With fireplace and large opening leading to conservatory.

Double Glazed Conservatory

10' 10" x 10' 4" (3.30m x 3.15m) Having a pleasant outlook over the rear garden with double doors leading onto the rear garden.

Dining Room

10' 6" x 9' 11" (3.20m x 3.02m) With radiator, double glazed windows with outlook to front with door leading to Kitchen.

Kitchen

11' 10" x 8' 10" (3.61m x 2.69m) With range of fittings comprising; one and a half bowl sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, space for gas cooker, slimline dishwasher, large fridge and separate freezer, wall mounted gas boiler, radiator, dual aspect with double glazed windows overlooking the rear and side, personal door to Garage.

Landing

Stairs rising from ground floor entrance hall to first floor landing with hatch to loft space, radiator.

Bedroom 1

12' 3" x 9' 2" plus large recess (3.73m x 2.79m) With range of fitted wardrobes with mirror fronted sliding doors, radiator, double glazed window with outlook to rear.

Ensuite Shower room

With large shower tray with glass screen, overhead shower with separate hand shower, wash hand basin with mixer tap and storage cupboard below, concealed cistern low-level WC with radiator, tiling to walls, extractor fan.

Bedroom 2

12' 11" x 9' 10" (3.94m x 3.00m) A dual aspect room with double glazed windows to the front and rear, radiator.

Bedroom 3

10' 1" x 7' 2" (3.07m x 2.18m) With radiator, double glazed window with outlook to front.

Bedroom 4

12' 0" x 7' 9" to backs of wardrobes (3.66m x 2.36m) With airing cupboard, fitted wardrobes with mirror fronted, sliding doors, radiator, double glazed window with outlook to rear.

Family bathroom

With white suite comprising; panelled bath with shower over and shower screen, wash hand basin, low-level WC, radiator, tiling to walls, frosted glass double glazed window.

Outside

To the rear is a good sized westerly facing garden, mainly lawned, four steps down to an area of concrete patio.

There is a private driveway to the front of the property with outside tap and power.

Gardeners WC

With low-level cistern, wash hand basin, small window.

Attached Garage

12' 3" x 9' 11" (3.73m x 3.02m) With power and light, door leading to the rear garden.