



373 Bexhill Road, ST LEONARDS-ON-SEA TN38 8AJ



## PROPERTY DESCRIPTION

An older style three bedroom semi-detached house boasting a south facing garden and situated a short walk to a local 'Aldi', as well as a short distance to St Leonards Seafront (via Bridge Way). Accommodation comprises; entrance hall, sitting room, Kitchen/Breakfast Room, Refitted bathroom, double glazed window, gas boiler and radiators. EPC - D

## FEATURES

- 3 Bedroom Semi Detached House
- South Facing Garden
- Modern Kitchen & Bathroom
- Double Glazed
- Gas Boiler and Radiators
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed doors to enclosed entrance porch, front door to entrance hall with radiator, under stairs storage cupboard housing wall mounted gas boiler .

### Sitting Room

15' 8" x 11' (4.78m x 3.35m) Double glazed window with outlook to the front of the property, radiator, TV point, fireplace with log burner.

### Kitchen/Breakfast Room

16' 8" x 10' 7" narrow to 5' 9" (5.08m x 3.23m) Fitted with single drainer sink unit with mixer tap with cupboards under, plumbing for washing machine and dishwasher, space for range style cooker with extractor hood over, space for American style fridge freezer, further working surfaces with cupboards and drawers under with matching wall mounted cupboards, stripped and stained floorboards, radiator.

### Landing

Stairs rising to the first floor landing.

### Bedroom 1

15' 8" x 10' (4.78m x 3.05m) Double glazed window with outlook to the front, radiator. Fixed stairs to the loft measuring 10'8 x 9'4" with Velux window.

### Bedroom 2

10' 11" x 10' 9" (3.33m x 3.28m) Double glazed window with outlook to the rear of the property, radiator.

### Bedroom 3

9' 6" x 6' 5" (2.90m x 1.96m) Double glazed window with outlook to the front of the property and radiator.

### Refitted Bathroom

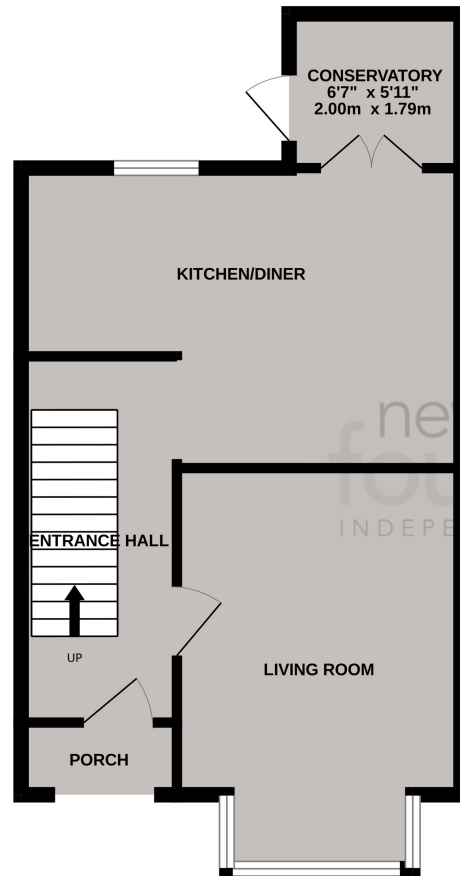
With P-shaped bath with mixer tap and shower attachment, low level w/c wash hand basin with storage below, double glazed window.

### Outside

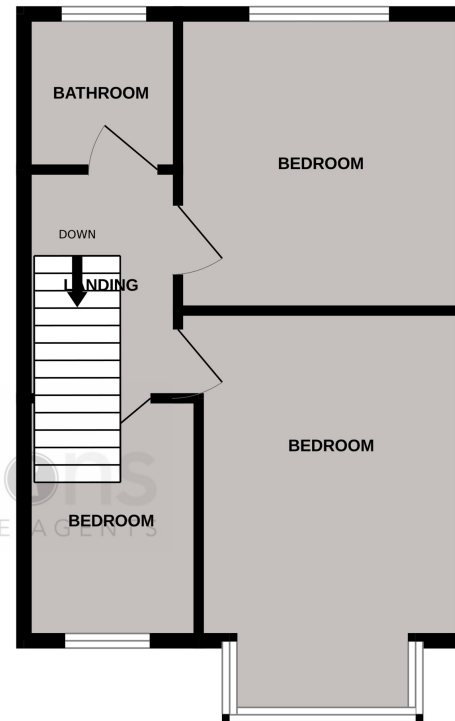
The rear garden has a southerly aspect, laid to decking and patio with covered rear lean to, timber sheds, under house storage and basement area, side lean to.

# 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

