





PROPERTY DESCRIPTION

A modern 3 bedroom detached house situated on this popular development just north of Bexhill Down. Entrance hall, kitchen/dining room, living room, conservatory, master bedroom with en-suite, family bathroom, double glazing, gas boiler and radiators, south facing rear garden and garage. EPC - C

FEATURES

- 3 Bedrooms
- Kitchen/Dining Room
- Conservatory
- Council Tax Band - D
- Double Glazed
- Single Garage
- En Suite Shower Room
- Family Bathroom
- Ground Floor W/C





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading through to entrance hall with radiator, wood effect flooring, door leading through to ground floor WC.

Ground Floor WC

With low level WC, tiled floor, wash hand basin, extractor fan.

Living Room

16' 2" x 10' 9" (4.93m x 3.28m) A dual aspect room having double glazed window with outlook to the front of the property, radiator, TV point, wood effect flooring, double glazed patio doors leading through to the conservatory.

Conservatory

9' 6" x 9' 4" (2.90m x 2.84m) With wood effect flooring, brick base and UPVC double glazed windows and French doors leading onto the garden.

Kitchen/Breakfast Room

16' 2" x 9' (4.93m x 2.74m) Kitchen area with double glazed window overlooking the rear garden, single bowl stainless steel sink unit with mixer tap and cupboards under, plumbing for washing machine,, range of working surfaces with cupboards and drawers under, built in five ring gas hob with electric oven under, extractor hood over, range of wall mounted cupboards, part tiled walls, tiled floor. Breakfast area with space for table, radiator, double glazed window.

Utility Room

5' 8" x 5' 2" (1.73m x 1.57m) With tiled floor, plumbing for washing machine, wall mounted gas boiler, space for fridge freezer, under stair storage space, door to the rear garden.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing, double glazed window with outlook to the rear, radiator.

Bedroom 1

9' 11" plus recess x 9' 5" plus door recess (3.02m x 2.87m) Double glazed window with outlook to the front, radiator, TV point, fitted wardrobes, door to en suite shower room.

En Suite Shower Room

With tiled floor, enclosed shower cubicle with glass screen and chrome fittings, pedestal wash hand basin with mixer tap, low level WC, radiator, frosted glass double glazed window.

Bedroom 2

9' 2" plus recess x 9' into door recess (2.79m x 2.74m) Double glazed window with outlook to the front of the property, radiator, built in airing cupboard housing hot water tank.

Bedroom 3

7' 8" x 6' 9" (2.34m x 2.06m) Double glazed window with outlook to the rear of the property, radiator.

Bathroom

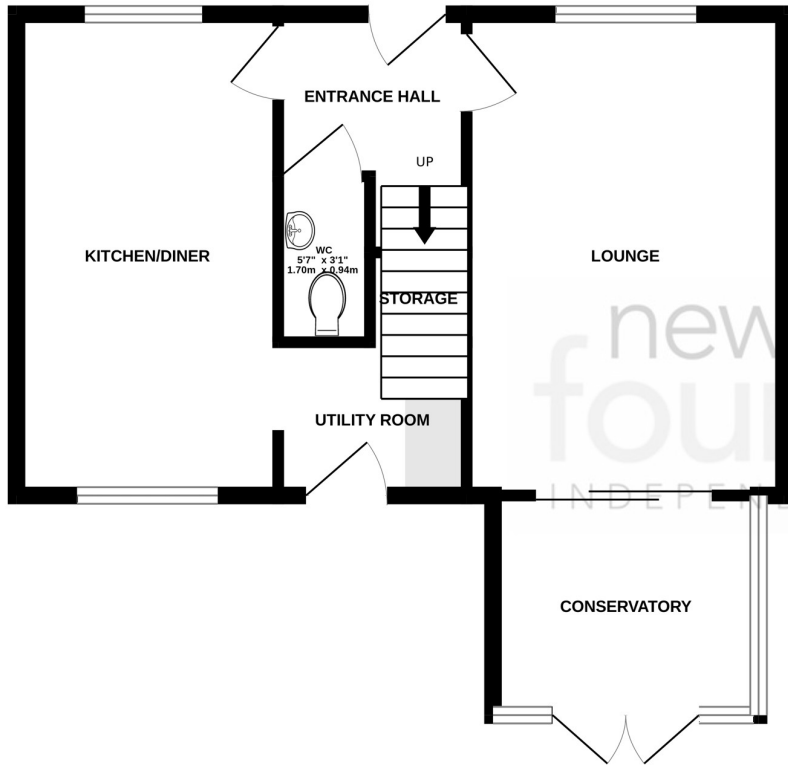
With tiled floor, fitted panelled bath with mixer tap and shower attachment and screen, pedestal wash hand basin with mixer tap, low level WC, shaver point, part tiled walls, radiator, extractor fan, frosted glass double glazed window.

Outside

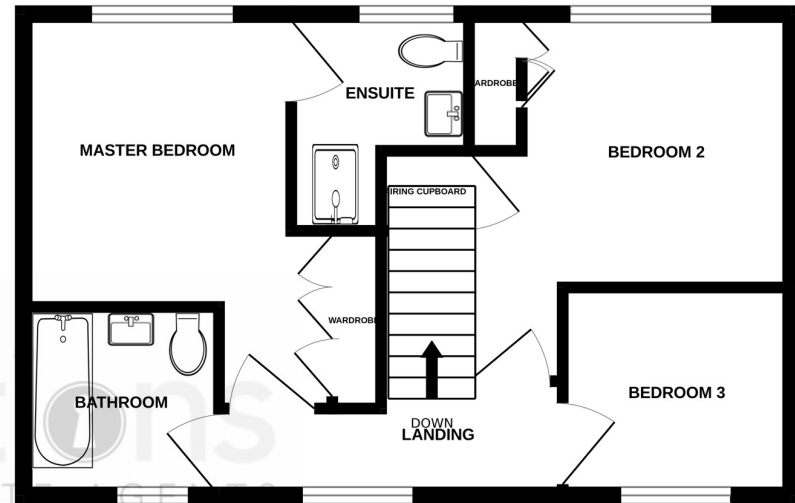
To the front of the property there are flower and shrub borders with driveway to one side leading to a single garage. The principle area of gardens are located to the rear of the property with a southerly aspect, patio area, laid to lawn, flower and shrub borders, timber shed.

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
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

