



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





## PROPERTY DESCRIPTION

A spacious four bedroom, two reception detached house situated in the northern outskirts of Bexhill which is within a short distance of the local high street and supermarket whilst Bexhill Town Centre, railway station & seafront are just under two miles distant. The accommodation comprises; entrance hall, lounge with double doors to a separate dining room, fitted kitchen, utility area with storage, four bedrooms, bathroom and separate WC. Outside there is off road parking which leads to the garage that has internal access and a good size rear garden. EPC - TBC.

## FEATURES

- Four Bedrooms
- Extended Detached House
- Two Reception Rooms
- Off Road Parking
- Short Distance To Local Shops And Supermarket
- Two Miles From Bexhill Town Centre & Seafront
- Good Size Garden
- Large Utility Area
- Garage With Internal Access
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned insert, patterned glazed window to the side, wall mounted gas fired boiler, stairs rising to the floor, under-stairs cupboard.

### Lounge

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to the front, ceiling coving, picture rail, radiator, television point, double doors to the dining room.

### Dining Room

13' 11" x 11' 11" max (4.24m x 3.63m max) Double glazed sliding doors to the rear leading to the garden, picture rail, feature fireplace.

### Kitchen

10' 5" x 8' 2" (3.17m x 2.49m) Double glazed window to the rear, a fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit, space for cooker, a range of wall and base cupboards with fitted drawers, radiator, larder cupboard.

### Utility Area

11' 0" x 11' 0" (3.35m x 3.35m) Glazed windows and door to the rear leading to the garden, door to the front, door to the garage, two storage cupboards, space for washing machine.

### Garage

15' 5" x 7' 6" (4.70m x 2.29m) Accessed via double doors, door to the utility area.

### First Floor Landing

Double glazed window to the rear, access to loft space via hatch.

### Bedroom One

12' 1" x 12' 0" (3.68m x 3.66m) Double glazed window to the front, picture rail, radiator.

### Bedroom Two

10' 11" x 10' 5" (3.33m x 3.17m) Double glazed window to the rear, picture rail, double cupboard, radiator.

### Bedroom Three

16' 3" x 11' 2" max (4.95m x 3.40m max) A dual aspect room with double glazed windows to the front and rear, two radiators.

### Bathroom

Double glazed patterned window to the rear, panelled bath with electric shower over, wash hand basin, heated towel rail, part tiled walls.

### WC

Double glazed patterned window to the rear, low level WC, part tiled walls.

### Outside

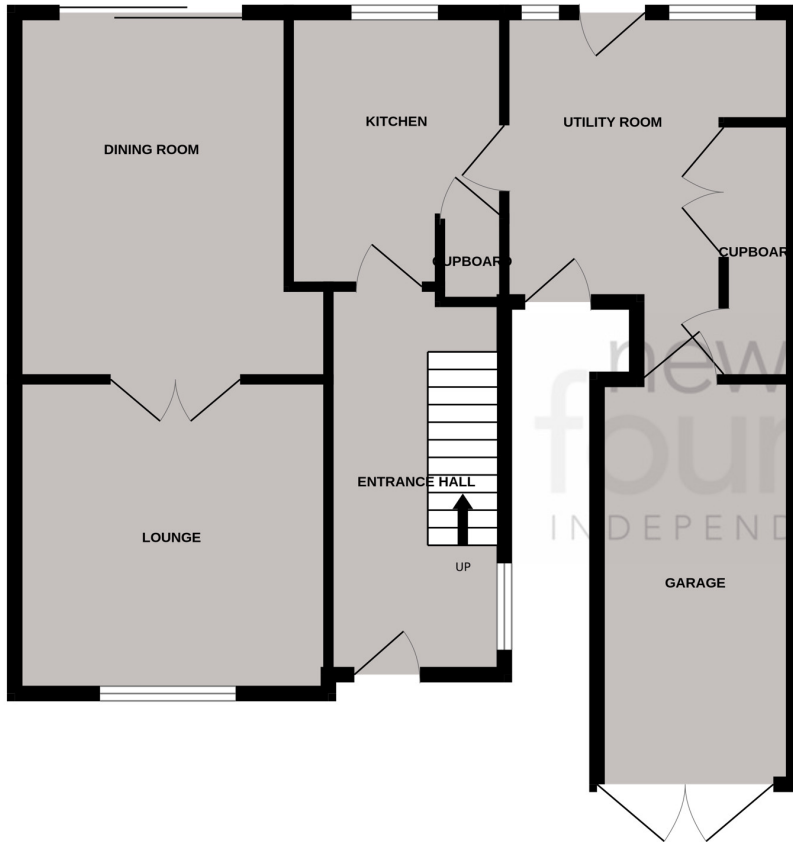
To the front of the property there is a paved driveway providing off road parking, area of lawn enclosed with mature shrubs and bushes.

There is a good size rear garden.

Adjacent to the rear of the property there is a patio area which extends the full width of the house, paved pathway, area laid to lawn with various nature shrubs and trees, greenhouse, further area of lawn at the foot of the garden.

# 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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