



15 Bale Close, Bexhill-on-Sea, East
Sussex TN39 4JT



PROPERTY DESCRIPTION

CHAIN FREE. A deceptively spacious three double bedroom detached chalet style house ideally situated in a quiet cul-de-sac off Courthope Drive which is within walking distance of Broad Oak Park & also just under a mile from Little Common Village. The ground floor accommodation comprises; entrance porch, entrance hall, spacious lounge which is open plan to the dining room, study, fitted kitchen, a good size bedroom, a modern bath/shower room and cloakroom/WC. On the first floor there are two good size bedroom with the master having a large en-suite bath/shower room & eaves storage. Outside there is a garage with electric door, off road parking for multiple vehicles and well maintained rear garden with resin patio area to the side ideal for entertaining. EPC - C.

FEATURES

- Three Bedroom Detached Chalet Style House
- Large Lounge Open Plan To The Dining Room
- Ground Floor Bedroom
- Ground Floor Bath/Shower Room
- Study
- Off Road Parking For Multiple Vehicles
- Master Bedroom With En-Suite Bath/Shower Room
- Garage With Electric Door
- Chain Free
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC door, double glazed windows to the front.

Entrance Hall

Accessed via UPVC door, double glazed patterned window to the front, stairs rising to the first floor, two cupboards, further double glazed window to the front.

Cloakroom/WC

Double glazed window to the front, low level WC, wash hand basin.

Lounge

18' 11" x 12' 6" (5.77m x 3.81m) Double glazed window and door to the rear with the latter providing access to the garden, feature fireplace with gas fire, radiator, open to the dining room.

Dining Room

15' 7" x 11' 6" (4.75m x 3.51m) Double glazed window to the rear, radiator.

Study

10' 7" x 8' 2" (3.23m x 2.49m) Double glazed window to the rear, radiator.

Kitchen

13' 8" x 10' 7" (4.17m x 3.23m) Double glazed window and door to the side with the latter leading to the patio area, a fitted kitchen comprising; a range of matching wall and base cupboards with fitted drawers, inset eye level double oven and grill, a range of working surfaces with inset ceramic sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over, larder cupboard, space for fridge/freezer and washing machine, radiator.

Ground Floor Bedroom

15' 7" x 11' 7" (4.75m x 3.53m) Double glazed window to the front, radiator, built-in wardrobes.

Ground Floor Bath/Shower Room

8' 3" x 6' 6" (2.51m x 1.98m) Double glazed patterned window to the side, a fitted four piece suite comprising; panelled bath with mixer tap and shower attachment, shower cubicle, low level WC, pedestal wash hand basin, radiator, part tiled walls.



First Floor Bedroom Two

22' 0" max x 13' 6" (6.71m max x 4.11m) A spacious dual aspect room with double glazed windows to the rear and front with the latter having rooftop views across Bexhill, walk-in storage cupboard, radiator.

En-Suite Bath/Shower Room

Velux window to the side, a five piece suite comprising; low level WC, corner bath with handheld attachment, bidet, pedestal wash hand basin and shower cubicle, airing cupboard, eaves storage cupboard, radiator.

First Floor Bedroom Three

14' 7" x 10' 5" (4.45m x 3.17m) Double glazed window to the side, radiator, access to loft via hatch.

Garage

16' 3" x 8' 7" (4.95m x 2.62m) Accessed via electric up and over door, door to the side.

Outside

The front of the property is approached via a driveway providing off road parking for multiple vehicles, the remainder of the front garden is mainly laid to lawn, gated side access.

Accessed from the kitchen there is a side area of garden laid with a resin patio making an ideal area for table and chairs, large timber framed shed, gated side access, the remainder of the side is laid to lawn and screened by mature hedges.

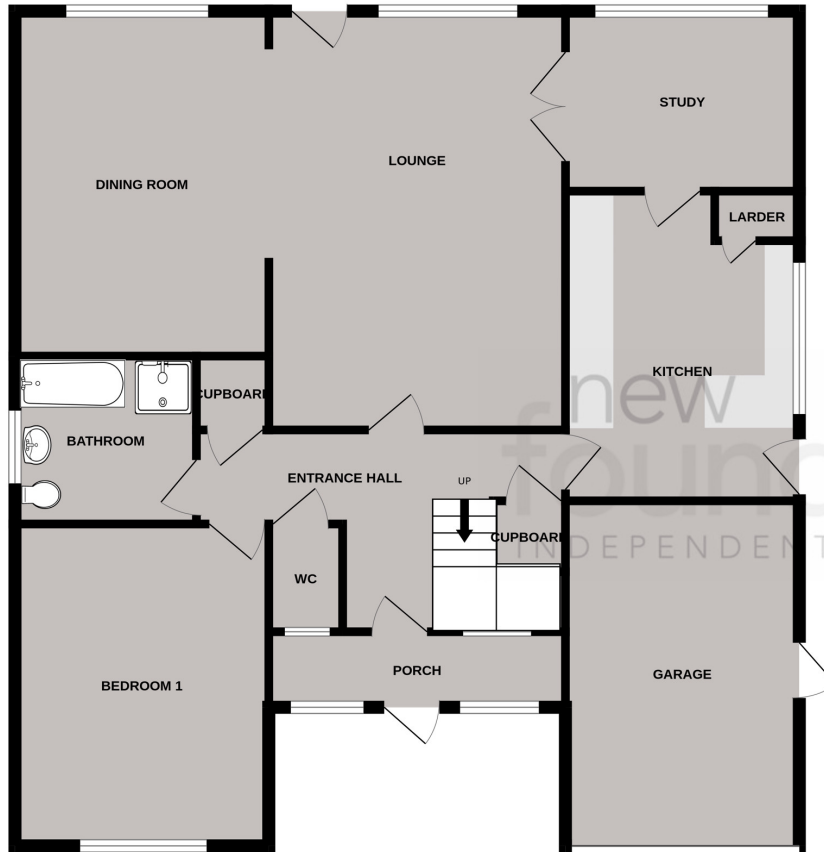
The main area of garden to the rear benefits from being of a westerly aspect and is mainly laid to lawn with mature shrubs and bushes, summerhouse, resin pathway.

NB

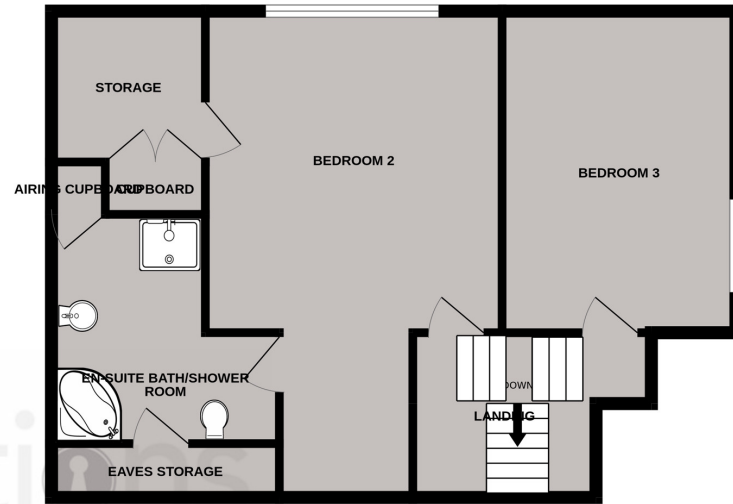
Under the estate agency act 1979 we must inform you that the vendor of this property is connected to a director.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		69	79
England, Scotland & Wales		EU Directive 2002/91/EC	

