



41 Ian Close, Bexhill-on-Sea, East  
Sussex TN40 2RL





## PROPERTY DESCRIPTION

A three bedroom mid-terraced house situated on the outskirts of Bexhill, and located in the ever popular residential area of Pebsham. Accommodation of this property comprises; entrance porch, entrance hall, Kitchen, Living Room, Bathroom, Good sized rear garden, garage-en-bloc. The front garden could have the possibility of off road parking (Subject to the usual permissions). EPC - Awaited

## FEATURES

- Three Bedrooms
- Mid-Terraced House
- Double glazing
- Living Room With Outlook Over Rear Garden
- Popular Residential Location
- Gas Boiler and radiators
- Garage-en-Bloc
- To Be Sold With Vacant Possession
- Possibility of Off Road Parking (subject to usual consents)
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

9' 0" x 7' 6" (2.74m x 2.29m) Double glazed sliding door leading to entrance porch with storage cupboard housing gas and electric meters, further glazed door with glazed side screen leading to good sized entrance hall with radiator.

### Living Room/Dining Room

15' 3" x 13' 1" (4.65m x 3.99m) With feature fireplace, radiator, TV aerial point, double glazed floor to ceiling window overlooking the rear garden.

### Kitchen

8' 6" x 7' 4" (2.59m x 2.24m) With a range of units comprising; single drainer stainless steel sink unit with cupboards under, further range of cupboards and drawers with working surfaces over, two wall mounted cupboards, part tiling to walls, space for cooker, further appliance spaces, wall mounted gas boiler, tall larder style cupboard, double glazed window with outlook to front.

### First Floor Landing

Stairs rising from corner of living room to first floor landing with hatch to loft space having retractable loft ladder, door to airing cupboard with shelving.

### Bedroom 1

9' 10" x 9' 1" (3.00m x 2.77m) to front of wardrobes. With radiator, built-in double wardrobe, double glazed window overlooking the rear.

### Bedroom 2

8' 6" x 7' 10" (2.59m x 2.39m) to front of wardrobe. With built-in double wardrobe, radiator, double glazed window with outlook to front.

### Bedroom 3

6' 9" x 5' 11" (2.06m x 1.80m) With radiator, double glazed window with outlook to rear.

### Bathroom

With coloured suite comprising; panelled bath, pedestal wash hand basin, low level WC, radiator, part tiling to walls, double glazed frosted glass window.

### Garden

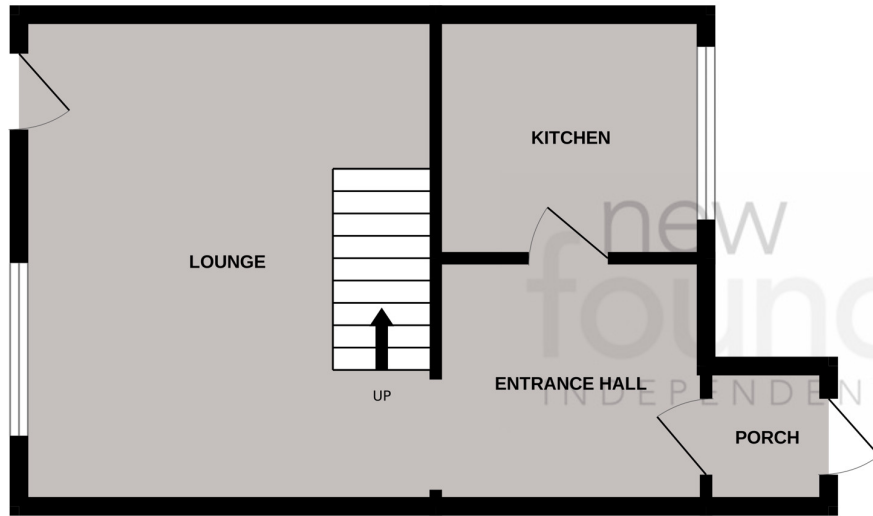
Steps down from living room to rear garden with large area of patio and backing onto garages. The property also enjoys the benefit of a single garage in this block. There's a private front garden mainly laid to lawn which subject to the usual consents could be converted into off-road parking.



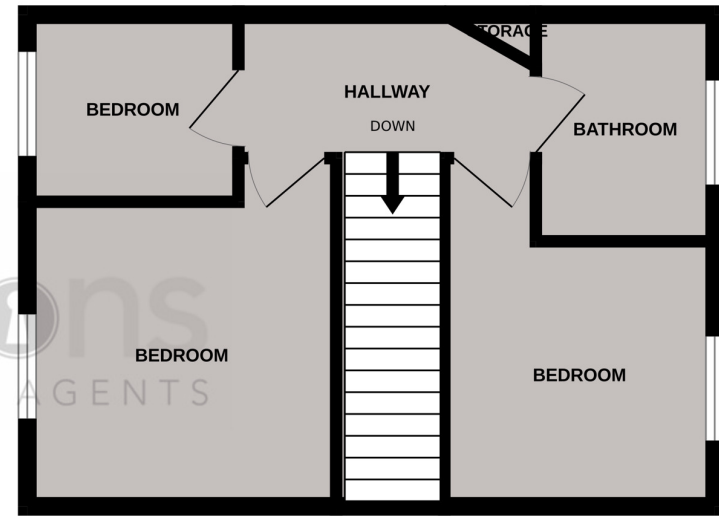


# FLOORPLAN

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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