



10 Kestrel Close, Bexhill-on-Sea, East
Sussex TN40 1UG



PROPERTY DESCRIPTION

A two bedroom semi detached house situated in the ever sought after location of Penland Wood and just a short walk from Bexhill Seafront. Benefitting from NO ONWARD CHAIN, other notable features of this property include; Garage, modern Kitchen and Bathroom, low maintenance rear garden, distant sea glimpses. EPC - E

FEATURES

- Two Bedrooms
- Semi Detached House
- Single Garage
- Desirable 'Penland Wood' Location
- Distant Sea Glimpses
- No Onward Chain
- Low Maintenance Front & Rear Gardens
- Modern Kitchen and Bathroom
- Council Tax Band - B





ROOM DESCRIPTIONS

Entrance Hall

Door leading to entrance hall with door to shelved storage cupboard, door to living room.

Living Room

16' 2" x 12' 7" (4.93m x 3.84m) With double glazed double doors leading onto the rear garden, wall mounted electric fire, under stairs storage cupboard, TV point.

Kitchen

9' 4" x 6' 4" (2.84m x 1.93m) With a range of units comprising; one and a half bowl composite sink unit with mixer tap and cupboards and drawers below with working surfaces over, wall mounted cupboard, built in four ring gas hob with built-in electric oven under and extractor hood over, wall mounted shelves and hanging points, extractor fan, double glazed window having outlook to the front of the property.



First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with hatch to loft space, door to cupboard housing hot water cylinder.

Bedroom 1

12' 7" x 9' 8" (3.84m x 2.95m) With double glazed window having outlook over the property with distant sea views, telephone point.

Bedroom 2

12' 7" x 9' 8" (3.84m x 2.95m) With double glazed window having outlook over the front of the property.



Bathroom

Roll top bath with mixer tap and shower attachment, low-level WC, pedestal wash hand basin unit with drawers below and mixer tap over, part tiling to walls, extractor fan, medicine cabinet.

Outside

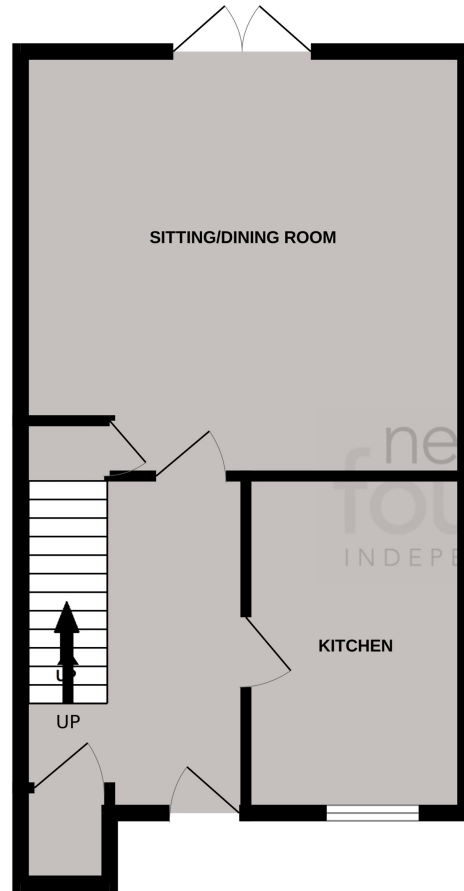
To the rear of property, there is a decking area leading down to the main area of garden, laid to brick paving and screened by fencing with side access down one side of the property leading to the front.

To the front of property there is a bin store area and door to storage cupboard.

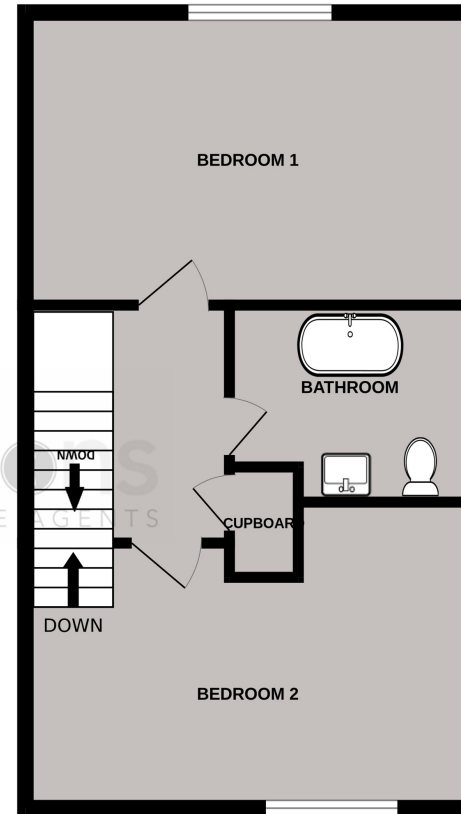
The property also has the benefit of a garage of which is located en-bloc.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

