





## PROPERTY DESCRIPTION

A well presented modern four bedroom detached house with double garage situated on the outskirts of Bexhill and having distant sea views. Other features of the property include a large conservatory, sitting room, dining room, modern fitted kitchen, utility room, recently refitted ensuite shower to master bedroom, double glazing, gas boiler and radiators. EPC Rating - D

## FEATURES

- 4 Bedrooms
- 2 Reception Rooms
- Double glazed conservatory
- Council Tax Band - E
- Modern Kitchen
- Utility Room
- En Suite Shower Room
- Family Bathroom
- Double Garage





## ROOM DESCRIPTIONS

### Entrance Hall

Covered entrance with outside light, double glazed front door to entrance hall with window overlooking the front, radiator, telephone and Internet points, central heating thermostat, understairs storage cupboard.

### Ground Floor Cloakroom

Fitted with low level WC, wash hand basin, frosted double glazed window, radiator.

### Sitting Room

4.78m x 3.63m (15' 8" x 11' 11") Having double glazed window and double glazed doors giving access to the conservatory, two radiators, television point.

### Conservatory

14' 10" x 11' 10" (4.52m x 3.61m) With brick base and UVC double glazed windows and double glazed bi-fold doors, glass roof with automatic windows, radiator, tiled floor, views over the garden and distant views of the English channel.

### Dining Room

2.92m x 3.20m (9' 7" x 10' 6") Double glazed window with pleasant outlook to the front of the property, radiator.

### Kitchen

4.34m x 2.69m (14' 3" x 8' 10") Single bowl sink unit with mixer tap with cupboard space below, built in dishwasher, double glazed window overlooking the rear garden, range of working surfaces with cupboards and drawers under, breakfast bar, radiator, further working surface with built in four ring induction hob with chrome splash back and extractor hood over, double built in electric oven with storage to either side, matching wall mounted cupboards, built in fridge and freezer with further storage to one side, part tiles walls, spotlights, Karndean flooring. Opening through to the utility room

### Utility Room

1.80m x 1.63m (5' 11" x 5' 4") With modern fitted units, comprising single drainer stainless steel sink units with mixer tap with cupboard under, space for washing machine and dishwasher, matching wall mounting cupboards over, tiled walls, built in airing cupboard housing hot water tank and wall mounted gas boiler. Double glazed door giving access to rear garden and double glazed window.

### Landing

Stairs rising to first floor landing with access to loft space.

### Bedroom 1

3.12m x 3.71m (10' 3" x 12' 2") Having double glazed windows with far reaching views over Bexhill rooftops and Sea views, radiator, two built in wardrobes, door to en suite shower room.

### Ensuite

Having been re-fitted with large tiled shower cubicle with chrome fitment and glass screen, built-in wash basin with mixer tap with storage below and to one side, low level WC, heated towel rail, shaver point, extractor fan, frosted double glazed windows and tiled floor .

### Bedroom 2

3.76m x 2.72m (12' 4" x 8' 11") Double glazed window having far reaching views over Bexhill rooftop and views of the sea, radiator, double built-in wardrobe.

### Bedroom 3

3.00m x 2.57m (9' 10" x 8' 5") Double glazed window with pleasant outlook over the front of the property, radiator.

### Bedroom 4

3.38m x 1.96m (11' 1" x 6' 5" extending to 9' 8") Having two double glazed windows with pleasant look over the front of the property, radiator.

### Bathroom

Fitted panel bathroom with mixer tap and independent electric shower over with glass screen, extractor fan, low level WC, built in wash basin with mixer tap and storage space below, radiator, shaver point, part tiled walls, double glazed frosted window.

### Outside

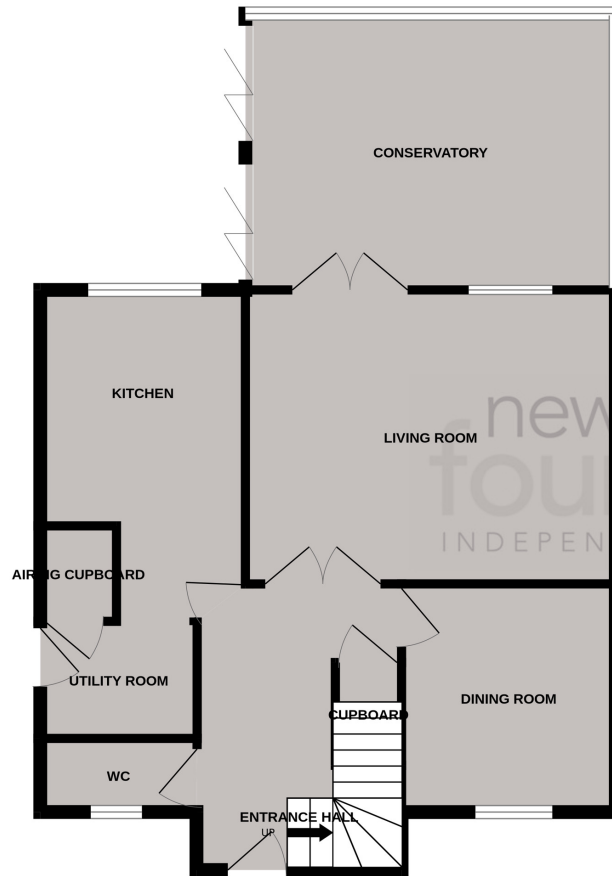
The property benefits from a good sized `L` shaped plot with an area of mainly lawned garden to the rear which stretches round to the side of the property. Facing in a south easterly direction with large raised patio and sea glimpses, outside tap, timber shed, gated access to the front. To the front is a large area of private driveway giving space for several cars and some smaller areas of lawned garden.

### Detached Double Garage

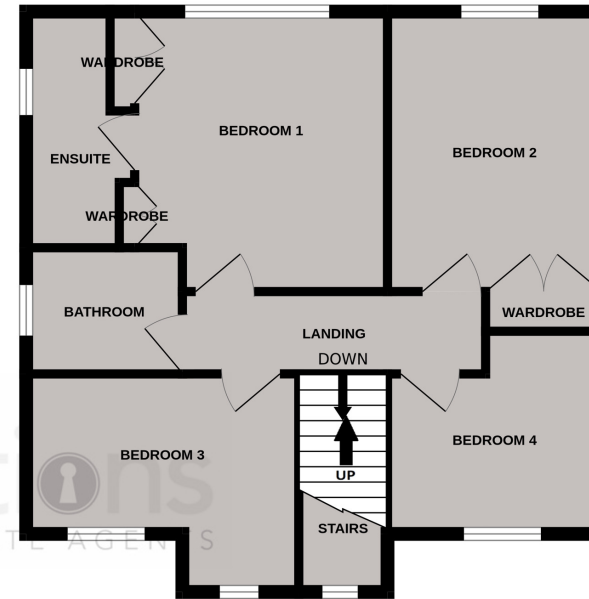
5.00m x 5.28m (16' 5" x 17' 4") Accessed via two single doors with power and light, roof storage area, security light to the front of the garage, personal door to the rear garden.

# 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.  
Made with Metropix ©2024

