



132 De la Warr Road, Bexhill-on-Sea,  
East Sussex TN40 2JL



## PROPERTY DESCRIPTION

An attractive older style 3 bedroom 'Larkin' detached house with a large frontage and a beautifully landscaped southerly facing rear garden. Other notable features include 2 reception rooms, recently refitted luxury kitchen, ground floor WC, bathroom with separate shower, garage and good sized private driveway. This well presented property is conveniently situated for the Ravenside retail park and has easy access to the beach. EPC - D

## FEATURES

- Three Bedroom Detached House
- Two Reception Rooms
- Landscaped South Facing Garden
- Well Presented Throughout
- Ground Floor WC
- Attractive Character House
- Close Proximity to Ravenside and Glyne Gap Beach
- Good Size Frontage and Driveway
- Council Tax Band - D
- 119 square metres





## ROOM DESCRIPTIONS

### Entrance Hall

Front door leading to entrance hall with radiator, dado rail, tiling to floor, open archway leading to Dining Room.

### Dining Room

12' 5" x 12' 5" (3.78m x 3.78m) With a continuation of the floor tiles from the hallway, dado rail, radiator, ceiling spotlighting, double glazed window overlooking the rear garden.

### Living Room

17' 11" x 9' 3" extending to 13' 9" (5.46m x 2.82m) With stone fireplace with contemporary real flame effect gas fire, built-in storage cupboard, radiator, wall lights, dual aspect with large double glazed window to the front and bi-folding patio doors leading to the rear garden.

### Kitchen

17' 11" x 9' 3" (5.46m x 2.82m) extending to 13' 9" Having been recently refitted and now comprising; single drainer sink unit with mixer taps and cupboard under with quartz working surfaces over, range of wall mounted cupboards, some having glass display fronts with inset lighting, space for American style fridge freezer with cupboards to the side and above, five ring induction hob with glass splashback and cooker hood over, two built-in AEG ovens, one having a built-in grill and microwave, built-in and concealed dishwasher, built-in and concealed double bin, large cutlery drawers with secret drawer, under unit lighting, wall mounted concealed gas boiler, radiator, tiled floor, breakfast bar area with solid oak working surfaces, built-in under stairs storage cupboard, ceiling spotlighting, smaller double glazed window to the side, double glazed windows with outlook to the front, archway leading to utility area.

### Utility Area

5' 11" x 4' 8" (1.80m x 1.42m) With space for washing machine, tiled floor, storage cupboard, double glazed Velux window, double glazed double doors leading onto rear garden.

### Ground Floor WC

With low-level cistern, wash hand basin with storage cupboards below, tiling to walls, double glazed frosted glass window.

### First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with radiator, dado rail, large double glazed window to the front, large built-in storage cupboard.

### Bedroom 1

12' 4" x 11' 11" (3.76m x 3.63m) With a range of fitted wardrobes running the length of one wall, radiator, picture rail, double glazed window with outlook to rear.

### Bedroom 2

12' 5" x 12' 4" (3.78m x 3.76m) With built-in storage cupboard, picture rail, radiator, double glazed window with outlook to rear.

### Bedroom 3

9' 10" x 7' 8" (3.00m x 2.34m) With radiator, picture rail, ceiling spotlighting, double glazed window with outlook to front.

### Bathroom

9' 7" x 9' 3" (2.92m x 2.82m) With white suite comprising; corner panelled bath with mixer taps and shower attachment, separate shower cubicle with glass doors and Mira shower, concealed cistern low-level WC, wash hand basin with storage cupboards below and additional storage cupboards with inset mirror, tiling to walls, ceiling spot lighting, ladder radiator, tiled floor, frosted glass double glazed window.

### Outside

The rear garden benefits from being of a southerly aspect and has been recently landscaped by the present owner and boasts; a large area of raised patio with grey porcelain tiles ideal for entertaining. There is a handy covered area adjacent to the living room with outside lighting too. Access down the side of the property via two gates to the front, steps down to a further area of patio with pergola level with the garden with an attractive water feature, lawned area of garden with a metal above ground swimming pool, heated by solar panels. At the foot of the garden is a large timber shed and a small timber bar.

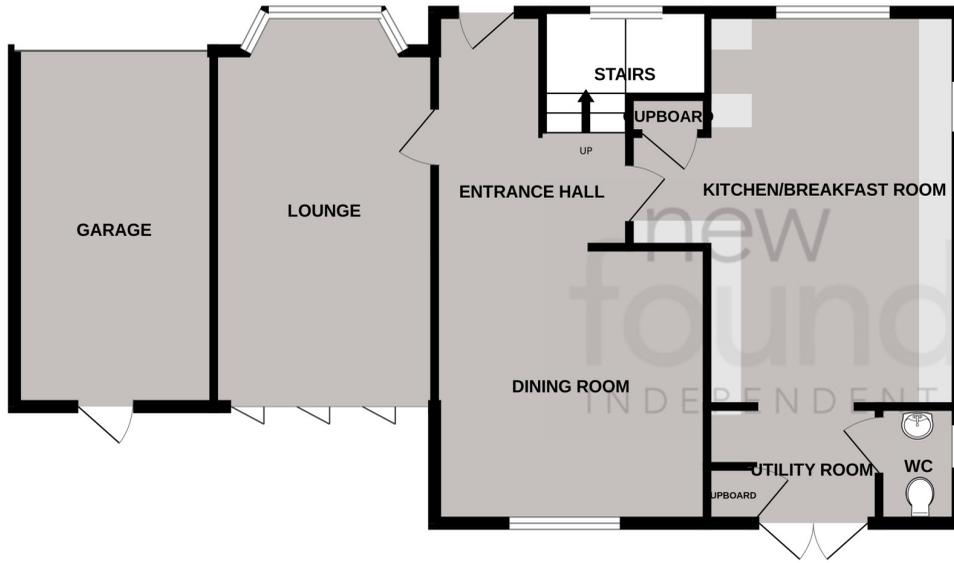
The property enjoys a good good size frontage with a private driveway and a good area of lawn with flower and shrub borders and a boundary brick wall

### Garage

17' 11" x 7' 11" (5.46m x 2.41m) Access via personal door from the back garden with a rear window, accessed via an up and over door to the front with additional smaller windows to the side, power and light with workbench included.

# 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>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

