



28 Albany Road, BEXHILL-ON-SEA
TN40 1BZ



PROPERTY DESCRIPTION

A beautifully presented 6 bedroom detached house situated in the heart of Bexhill town centre, with the seafront and the De La Warr Pavilion at the end of the road. Entrance hall, sitting room, dining room, re-fitted kitchen/breakfast room, ground floor WC, refitted bathroom and refitted separate shower room, replacement double glazed windows, modern gas boiler and radiators and westerly facing rear gardens. EPC Rating - E.

FEATURES

- Detached 6 Bedrooms
- Beautifully Presented Throughout
- Refitted Kitchen/Breakfast Room
- Refitted Bathroom
- Refitted Shower Room
- Within yards of The Seafront and De La Warr Pavillion
- Double Glazed
- Gas Boiler and Radiators
- 2292 Square Feet
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

Front door leading to entrance hall with two radiators, picture rail and dado rail, ceiling rose, exposed spindles and bannisters.

Sitting Room

17' 10" x 15' 4" plus bay (5.44m x 4.67m) With outlook to the front of the property, feature fireplace with fitted coal effect electric fire, picture rail, ceiling rose, radiator, TV and Sky points

Dining Room

15' x 11' (4.57m x 3.35m) Picture rail, radiator and door giving access to the rear garden.

Lower Hallway

With door to ground floor WC and door to cellar housing high pressure hot water system, light and power.

Ground Floor WC

Low level WC, dado rail.

Refitted Kitchen/Breakfast Room

17' 3" x 10' 1" (5.26m x 3.07m) Having been refitted with one and half bowl sink unit with mixer tap and cupboard under, built in washing machine and dishwasher, range of granite working surfaces with cupboards and drawers under, space for fridge/freezer, range of wall mounted cupboards, built in Induction hob with splashback and extractor fan over, built in combi oven and a single built in oven below, recess spotlights and double glazed doors giving access to the rear garden, radiator.

Landing

Stairs rising to the first floor landing with picture rail, dado rail, two radiators, exposed spindles and banisters.

Bedroom 1/Currently used as 2nd lounge

17' 10" x 15' 4" (5.44m x 4.67m) With glimpse of the sea and De La Warr Pavillion, two radiators feature fireplace with fitted electric coal effect fire, picture rail, ornate ceiling cornicing and ceiling rose, TV, Sky and phone point.

Bedroom 2

15' 3" x 11' 8" (4.65m x 3.56m) With outlook to the rear of the property, radiator, picture rail, ceiling rose, feature fireplace, TV points

Bedroom 6

9' 10" x 8' 9" (3.00m x 2.67m) Double glazed window to side and radiators.

Shower Room/W/C

Refitted with large walk in shower with chrome fitments and glass screen, wash hand basin, low level W/C, heated towel rail and spotlights.

Second Floor Landing

With picture rail, dado rail, ceiling rose, exposed spindles and banisters, two radiators.

Bedroom 3

12' 6" x 11' 5" (3.81m x 3.48m) With outlook to the rear of the property, radiator, built in wardrobes, picture rail and ceiling rose.

Bathroom

11' x 10' 9" (3.35m x 3.28m) Refitted with roll top bath, walk in shower with chrome fitments and glass screen, low level W/C, wash hand basin, 2 radiators and feature fireplace.

Bedroom 4

13' 3" x 9' 1" (4.04m x 2.77m) With outlook to the front of the property, radiator, picture rail.

Bedroom 5

13' 3" x 9' 2" (4.04m x 2.79m) Window with outlook to the front of the property, picture rail and ceiling rose.

Outside

The property enjoys gardens to the front and the rear, the principle area is located to the rear with a westerly aspect, laid to Balau decking with area of lawn with flower and shrub borders, side access, screened by fencing.

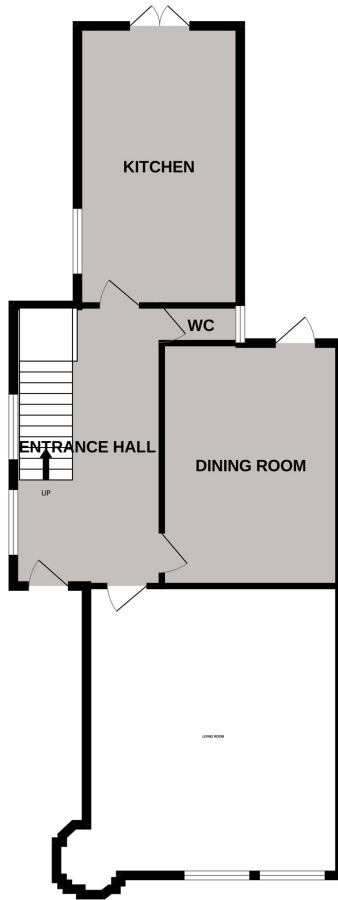
NB

There is residents parking by permit Holders which has an annual cost of £25



FLOORPLAN

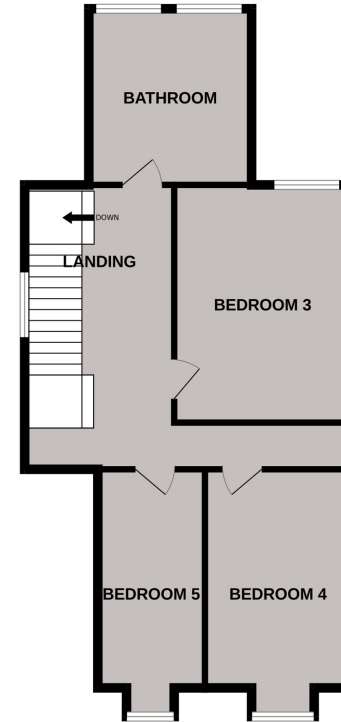
GROUND FLOOR



1ST FLOOR



2ND 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		77
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

