



33 Church Hill Avenue, Bexhill-on-Sea,
East Sussex TN39 4SG



PROPERTY DESCRIPTION

A spacious and extended FOUR BEDROOM semi-detached house situated in the heart of Little Common Village with its array of shops, amenities, doctors surgery and well regarded primary school. The ground floor accommodation comprises; entrance hall, lounge, fitted kitchen, shower room, dining room and further reception room. On the first floor there are four bedrooms and family bathroom. Outside there is off road parking and a good size rear garden with concrete storage shed. EPC - D.

FEATURES

- Council Tax Band - B
- Four Bedroom Semi-Detached House
- Ideal Family Home
- Located In Little Common Village With Shops, Tesco Express and Doctors Surgery
- Close To Well Regarded Primary School
- Off Road Parking
- Good Size Garden
- No Onward Chain
- Lounge, Separate Dining Room & Additional Reception Room
- Ground Floor Shower Room & First Floor Family Bathroom





ROOM DESCRIPTIONS

Entrance Hall

Accessed via private front door, stairs rising to the first floor.

Lounge

14' 4" max x 12' 5" (4.37m max x 3.78m) Double glazed window to the front, feature fireplace, recessed shelving, under-stairs cupboard, radiator.

Kitchen

17' 1" max x 8' 6" max (5.21m max x 2.59m max) Double glazed window and wooden door to the rear with the latter leading to the rear lobby, wall mounted gas fired boiler, a range of laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, space for cooker, a range of matching wall and base cupboards with fitted drawers.

Shower Room

Double glazed windows to the side, low level WC, shower cubicle with electric shower over.

Dining Room

11' 5" x 10' 11" (3.48m x 3.33m) Double glazed double doors to the rear, radiator, archway to additional reception area.

Further Reception Area

10' 11" x 9' 0" (3.33m x 2.74m) Double glazed bay window to the front, radiator.

Lobby

5' 0" x 3' 10" (1.52m x 1.17m) Windows to the rear and side, door leading to the garden.

First Floor Landing

Access to loft space via hatch.

Bedroom One

14' 4" x 10' 0" (4.37m x 3.05m) Double glazed window to the front, storage cupboard, radiator.

Bedroom Two

10' 10" x 9' 7" (3.30m x 2.92m) Double glazed window to the front, radiator, built-in wardrobe.

Bedroom Three

10' 10" x 7' 10" (3.30m x 2.39m) Double glazed window to the rear, radiator, built-in wardrobes.

Bedroom Four

10' 11" x 9' 6" (3.33m x 2.90m) Double glazed window to the rear, radiator.

Bathroom

Double glazed patterned window to the rear, fitted three piece suite comprising; panelled bath with fitted screen and mixer tap with shower attachment, low level WC, pedestal wash hand basin, airing cupboard housing hot water cylinder and shelving.

Outside

Front Garden

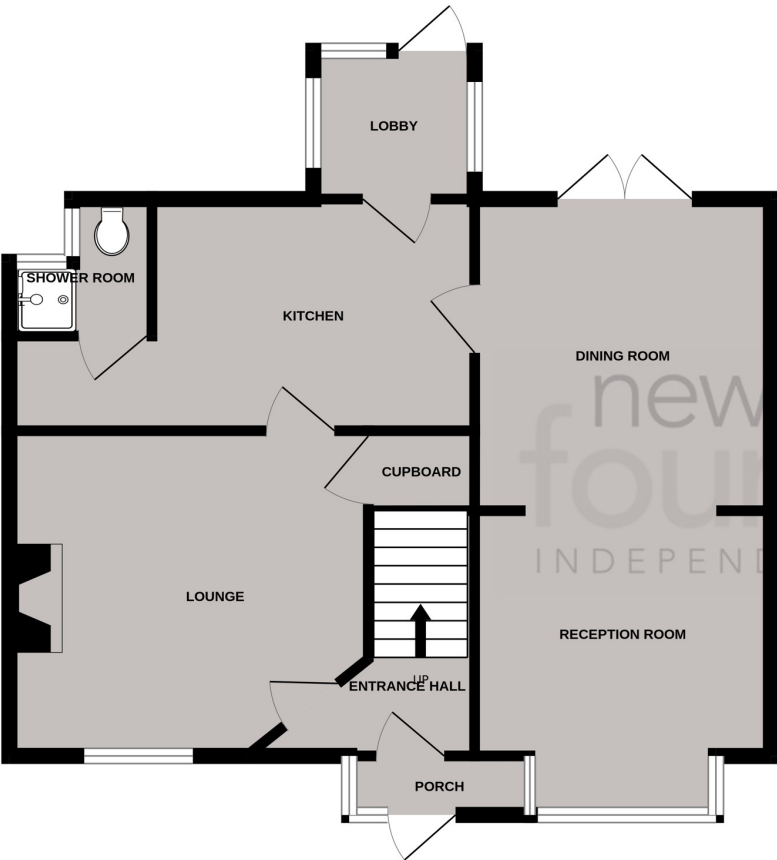
Block paved providing off road parking.

Rear Garden

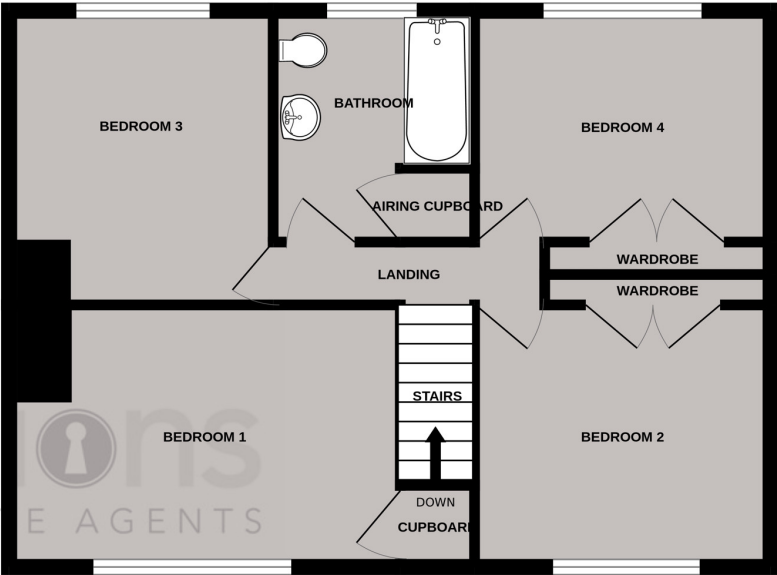
Adjacent to the rear of the property there is a patio area ideal for table and chairs, gated side access, the remainder of the garden is mainly laid to lawn, concrete storage shed at the foot of the garden.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		63	81
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	