



44 Beaconsfield Road, Bexhill-on-Sea,  
East Sussex TN40 2BN





## PROPERTY DESCRIPTION

A charming three bedroom, two reception older style mid-terraced property ideally situated in a cul-de-sac within a popular residential area approximately a mile from Bexhill town centre, seafront & railway station. The accommodation comprises; entrance hall, bay fronted lounge, dining room, modern fitted kitchen, modern shower room and three bedrooms. Outside the property boasts a good size rear garden. This home would make an ideal first purchase. EPC - TBC.

## FEATURES

- Charming Three Bedroom Terraced House
- Bay Fronted Lounge
- Separate Dining Room
- Modern Kitchen
- Impressive Rear Garden
- Modern Shower Room
- Situated Approximately a Mile From Bexhill Town Centre, Seafront & Railway Station
- Close Proximity To Park & Local Shop
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via private front door, picture rail, dado rail, radiator, stairs rising to the first floor.

### Lounge

13' 7" into bay x 10' 7" (4.14m into bay x 3.23m)  
A bright south facing room with double glazed bay window to the front, picture rail, radiator, feature tiled fireplace, television point, telephone point.

### Dining Room

11' 5" x 10' 7" (3.48m x 3.23m) Double glazed window to the rear, ceiling coving, radiator, large under-stairs storage cupboard.

### Kitchen

12' 8" x 7' 10" (3.86m x 2.39m) Double glazed window and door with frosted glass insert leading to the garden, spotlights, a modern fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel extractor fan over, a range or matching wall and base cupboard with fitted drawers and glazed fronted display units, built-in appliances including; eye level double oven and grill, microwave, washing machine and dishwasher, space for tall fridge/freezer, part tiled walls.



### Shower Room

Double glazed patterned window to the rear, a modern suite three piece suite comprising; large walk-in shower cubicle with electric shower over and aqua boarding, low level WC with concealed cistern, wash hand basin with mixer tap, cupboard under, wall mounted electric heater.

### First Floor Landing

Access to loft space via hatch, picture rail, dado rail, radiator.

### Bedroom One

13' 11" x 11' 1" (4.24m x 3.38m) Double glazed window to the front, radiator.

### Bedroom Two

10' 7" x 8' 8" (3.23m x 2.64m) Double glazed window to the rear, dado rail, radiator.

### Bedroom Three

11' 0" x 7' 10" (3.35m x 2.39m) Double glazed window to the rear, radiator, airing cupboard with shelving and hot water cylinder.

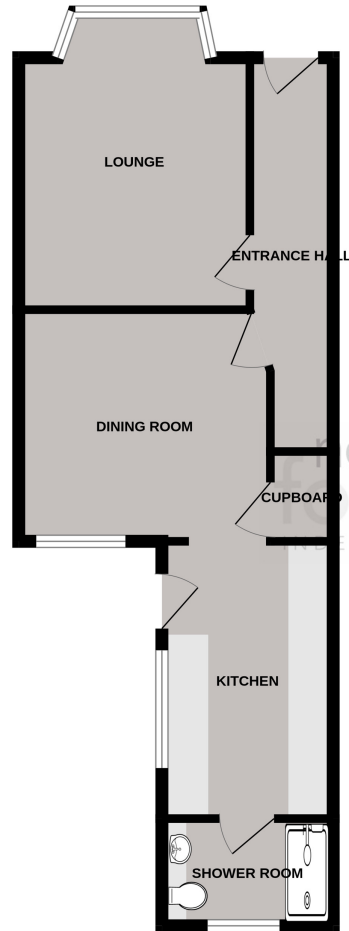
### Outside

To the front there is a small area of garden.

Adjacent to the rear of the property there is a paved area, outside water tap, steps up to the remainder of the garden which has a patio area ideal for table and chairs, crazy paved pathway leading to the rear gate, timber framed sheds, further patio area, various mature trees and area laid to lawn.

# 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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