



30 St James Avenue, Bexhill-on-Sea,  
East Sussex TN40 2DW



## PROPERTY DESCRIPTION

CHAIN FREE. A charming three bedroom, two reception semi-detached house situated in a quiet cul-de-sac which is just over a mile from the town centre and railway station whilst Ravenside retail park and Glyne Gap beach are only a short drive away. The accommodation comprises; entrance porch, entrance hall, bay fronted lounge, dining room, fitted kitchen, three bedrooms and family bathroom. Outside there is gated driveway, larger than average garage and good size rear garden. EPC - C.

## FEATURES

- Three Bedroom Semi-Detached House
- Bay Fronted Lounge
- Separate Dining Room
- Just Over A Mile From Bexhill Town Centre & Train Station
- Gated Driveway
- Large Garage With Electric Up And Over Door
- Quiet Cul-De-Sac
- No Onward Chain
- Vacant Possession
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed front door leading to the enclosed entrance porch with double glazed windows, door leading to the entrance hall with radiator, telephone point, under stair storage cupboard.

### Ground Floor WC

Fitted with low level WC, double glazed window.

### Living Room

13' 9" into bay x 13' 0" (4.19m into bay x 3.96m) Double glazed bay window with a southerly aspect, tiled fireplace, television point, radiator.

### Dining Room

11' 0" x 11' 0" (3.35m x 3.35m) Having double glazed French doors leading onto the patio and garden, radiator, serving hatch, fitted gas fire.

### Kitchen

8' 9" x 7' 4" (2.67m x 2.24m) Fitted with one and a half bowl sink unit, range of fitted working surfaces with cupboards and drawers under, spaces for gas cooker and washing machine, matching wall mounted cupboards, double glazed window overlooking the rear garden, double glazed door leading onto the side.

### First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with double glazed window, access to loft space, fitted ladder, built in storage cupboard housing gas boiler.

### Bedroom 1

11' 0" x 11' 0" (3.35m x 3.35m) Double glazed bay window overlooking the front of the property, radiator, two double fitted wardrobes, dressing table unit, high-level storage cupboard.

### Bedroom 2

11' 0" x 10' 10" (3.35m x 3.30m) Double glazed window overlooking the rear garden, radiator, wardrobe.

### Bedroom 3

7' 4" x 6' 11" (2.24m x 2.11m) Double glazed window overlooking the front of the property, radiator.

### Bathroom

P Shaped bath with mixer tap and independent electric shower over, wash hand basin, low level WC, two frosted glass double glazed windows, radiator, tiled walls.

### Outside

The principal area of gardens are located to the rear of the property with large patio area, double gated side access leading to the driveway, gardens are laid to lawn, screened by fencing, two timber sheds, rear area of decking. The front garden is laid to stone with flower and shrub borders.

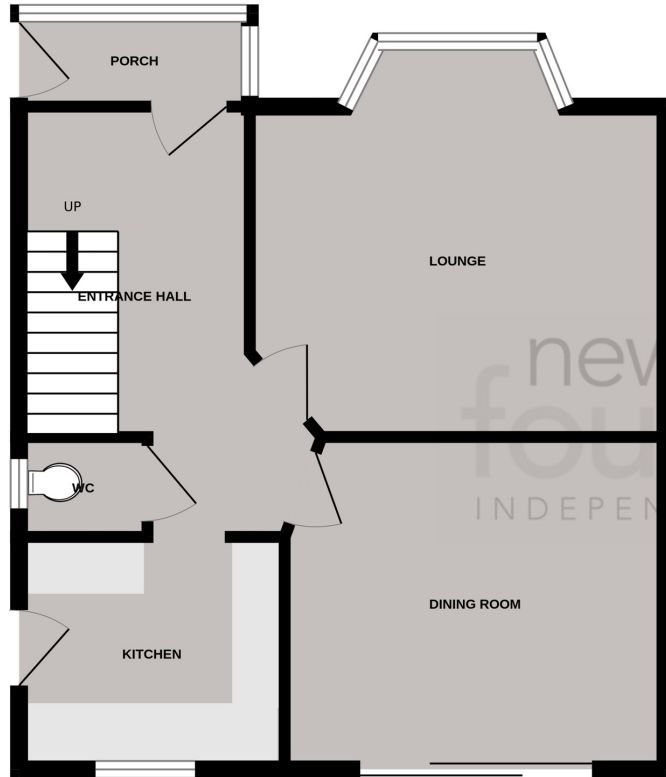
### Garage

18' 3" x 11' 10" (5.56m x 3.61m) There is a good sized garage measuring with inspection pit, light and power, electric garage door.

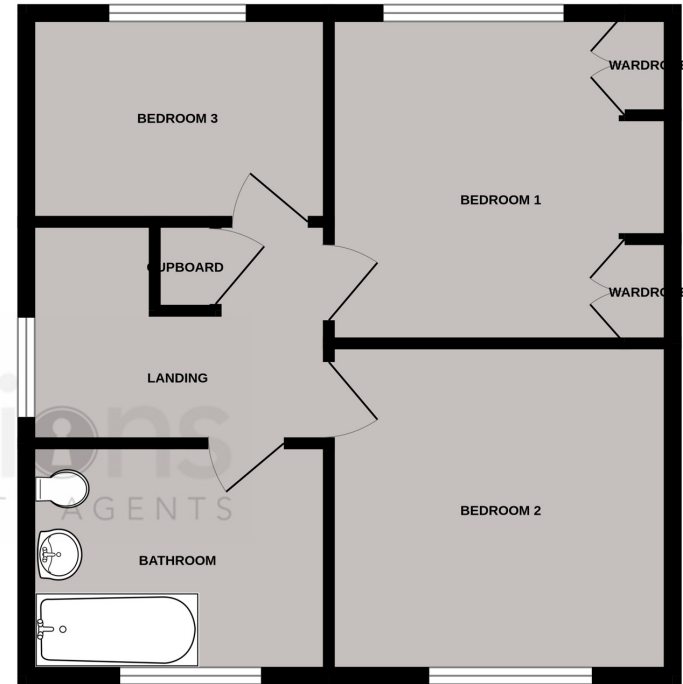


# FLOORPLAN

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	82
(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	

