



120 Turkey Road, Bexhill-on-Sea, East  
Sussex TN39 5HH





## PROPERTY DESCRIPTION

A 3 Bedroom semi detached house situated on the outskirts of Bexhill. The accommodation comprises, entrance hall, sitting room, dining room, kitchen, ground floor W/C, family bathroom, first floor W/C, gas boiler and radiators, double glazed, gardens and garage. EPC-C

## FEATURES

- 3 Bedroom Semi Detached House
- 2 Reception Rooms
- Ground Floor W/C
- Gas Boiler and Radiators
- Double Glazed
- Family Bathroom
- Separate First Floor W/C
- Good Size Garden
- Garage
- Council Tax - D





## ROOM DESCRIPTIONS

### Entrance

Double glazed front door leading to entrance hall with radiator, understair storage cupboard, central heating control timer, built in cloaks/shoe cupboard with wall mounted gas boiler.

### Ground floor W/C

With low-level WC, wash hand basin, radiator, double glazed frosted window.

### Sitting room

14' 9" x 13' 0" (4.50m x 3.96m) Having double glazed windows overlooking the front of the property, TV point, fitted gas fire, radiator.

### Dining Room

14' 0" x 10' 9" (4.27m x 3.28m) with radiator, double glazed window and door leading onto rear garden.

### Kitchen

9' 9" x 7' 10" (2.97m x 2.39m) Double glazed window overlooking the rear garden, single bowl stainless steel sink unit with mixer tap and cupboards under, plumbing for washing machine, range of working surfaces with cupboards and drawers under, built in four ring gas hob, electric oven below, space for American style fridge freezer, double glazed door leading to the garden.

### Landing

Stairs rising to the first floor landing with double glazed window and access to loft space.

### Bedroom 1

14' 5" x 12' 7" (4.39m x 3.84m) Double glazed window overlooking the front, radiator.

### Bedroom 2

14' 0" x 10' 6" (4.27m x 3.20m) Double glazed window overlooking the rear garden, radiator and built in wardrobe.

### Bedroom 3

8' 1" x 7' 10" (2.46m x 2.39m) Double glazed window overlooking the rear garden, radiator.

### Bathroom

Fitted panel bath with independent electric shower over and screen, pedestal wash basin, part tiled walls, heated towel rail, double glazed frosted window.

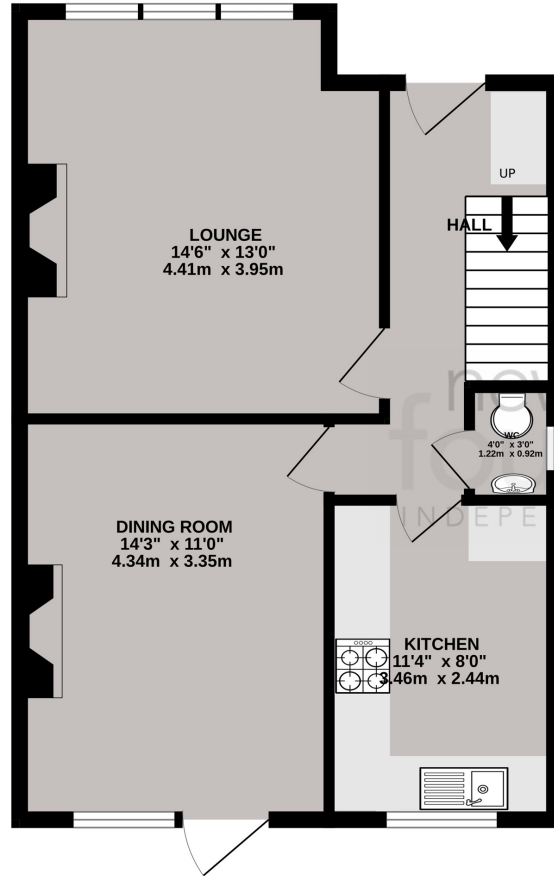
### Separate W/C

With low level WC, radiator, frosted double glazed window.

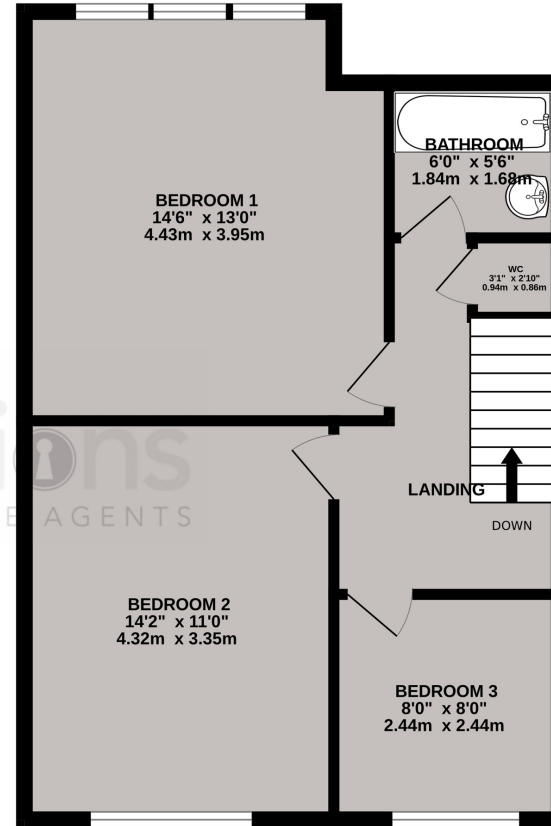


# FLOORPLAN

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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		72	84
England, Scotland & Wales		EU Directive 2002/91/EC	

