



19 Bolebrooke Road, Bexhill-on-Sea,
East Sussex TN40 1EN



PROPERTY DESCRIPTION

Just off the seafront! A rarely available three bedroom house ideally situated in this most sought after location and within easy access of the town centre, train station and beach. The accommodation comprises; entrance porch, entrance hall, good size lounge/dining, fitted kitchen, ground floor cloakroom/WC, three bedrooms and a modern shower room. Outside there is a lovely west facing garden and a garage. To be sold with NO ONWARD CHAIN. EPC - TBC.

FEATURES

- Three Bedroom Terraced House
- Just Off Bexhill Seafront
- Easy Access To The Town Centre & Railway Station
- Spacious Lounge/Dining Room
- Modern Shower Room
- Low Maintenance & Pretty West Facing Garden
- Ground Floor Cloakroom/WC
- Garage Located To The Rear
- CHAIN FREE
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC front door, double glazed window to the front, quarry tiled floor.

Entrance Hall

Accessed via wooden door, glazed frosted glass panel, ceiling coving, stairs rising to the first floor, radiator, two under-stairs cupboards.

Cloakroom/WC

Double glazed frosted glass window to the front, low level WC, wash hand basin with mixer tap, fuse box, radiator, part tiled walls.

Lounge/Dining Room

18' 2" max x 17' 2" max (5.54m max x 5.23m max) Double glazed windows and double doors to the rear with the latter leading to the garden, ceiling coving, radiator.

Kitchen

11' 11" x 8' 1" (3.63m x 2.46m) Double glazed window to the front, a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in eye level electric oven, space for washing machine, dishwasher and tall fridge/freezer.

Landing

Access to loft space via hatch, large cupboard with shelving and hot water cylinder.

Bedroom One

14' 0" x 10' 10" (4.27m x 3.30m) Double glazed window to the rear, ceiling coving, radiator, built-in double wardrobe.

Bedroom Two

12' 1" x 9' 7" (3.68m x 2.92m) Double glazed window to the front, ceiling coving, radiator, built-in double wardrobe.

Bedroom Three

10' 9" x 7' 1" (3.28m x 2.16m) Double glazed window to the rear, ceiling coving, radiator

Shower Room

Double glazed frosted glass window to the front, a modern fitted three piece white suite comprising; low level WC, wash hand basin with mixer tap and cupboard under, large walk-in shower cubicle with handheld attachment and shower over, heater ladder style towel rail, tiled walls.

Garage

15' 2" x 7' 8" (4.62m x 2.34m) Located to the rear, accessed via up and over door.

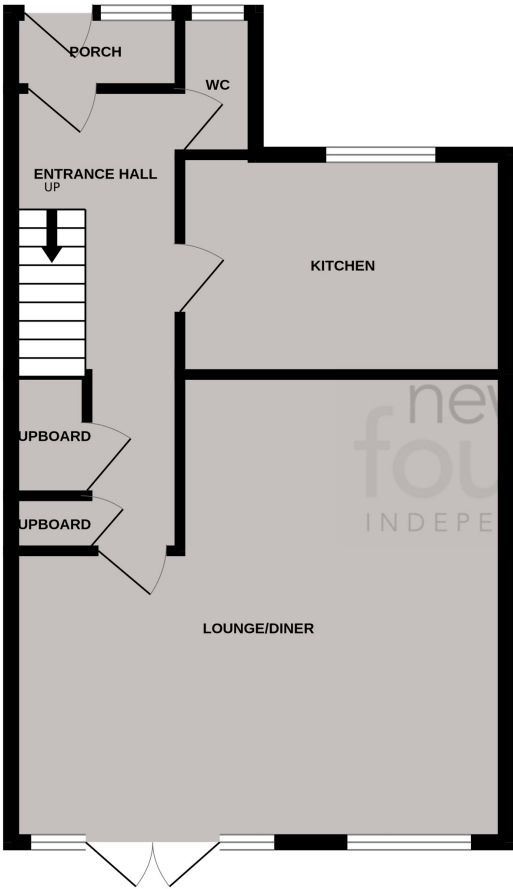
Outside

The front garden is mainly laid to lawn, paved pathway.

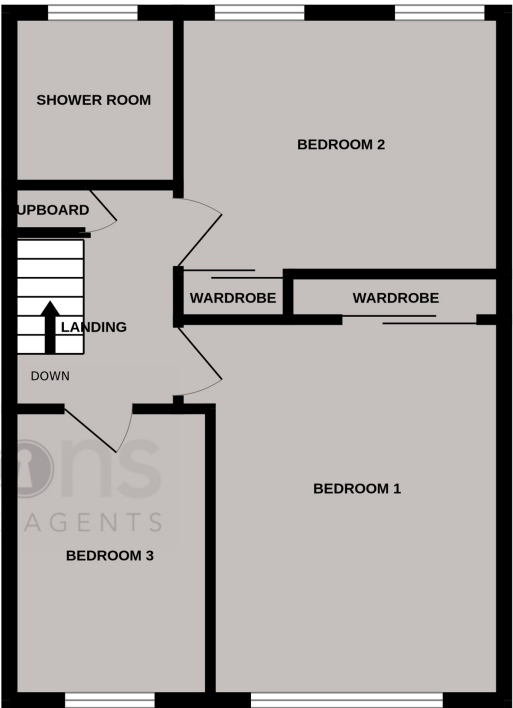
The rear garden benefits from being of a westerly aspect, patio area adjacent to the lounge, areas laid to lawn with shrubs and trees, raised beds with brick borders and well planted shrubbery, power point, water tap, rear gate

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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