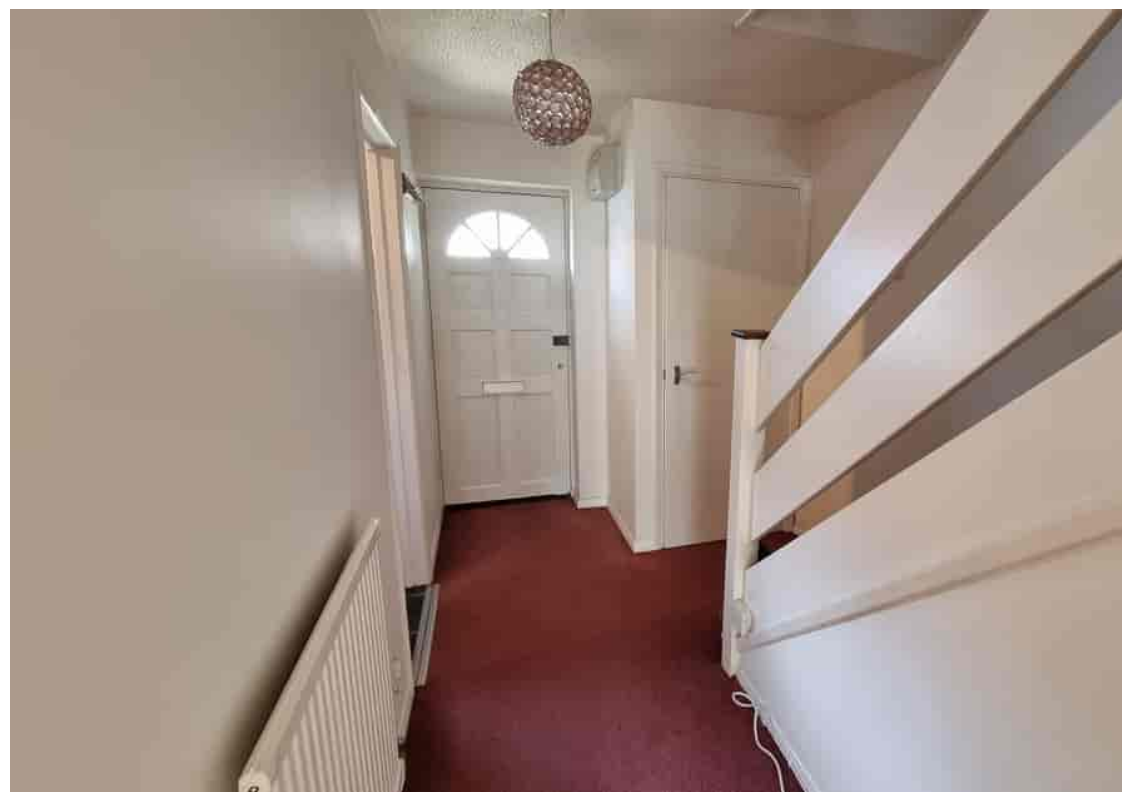




11 Kestrel Close, Bexhill-on-Sea, East Sussex, TN40 1UG
£299,950 - Freehold

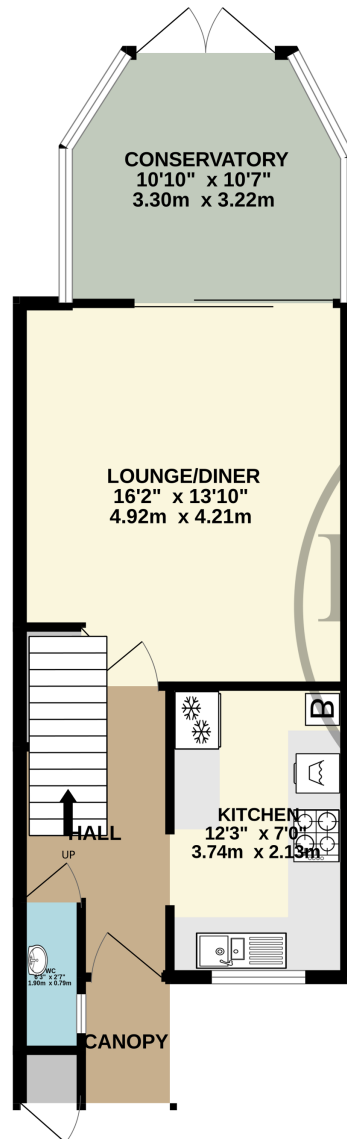




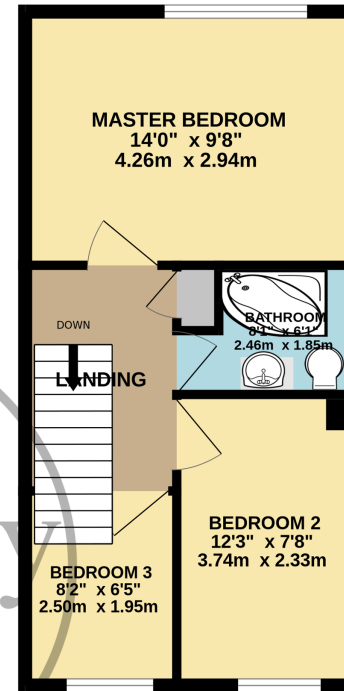
Property Café are delighted to offer For Sale this well presented semi detached house situated in the sought after Penland Wood location close to St Richards school, Bexhill town centre, mainline railway station, Ravenside retail park and local amenities. This perfect family home comprises; Landscaped front garden with storage cupboard and storm porch leading onto the entrance hallway with understairs storage, a downstairs cloakroom, a modern fitted kitchen with integrated oven/hob and a spacious south facing lounge/diner opening onto a large UPVC conservatory, overlooking the beautiful landscaped sectional rear garden with raised flower beds, lawn, decking and rear access. Stairs rising to the first floor offer access onto the landing with further built in storage cupboard, two good size double bedrooms, a single bedroom and a modern family bathroom. Additionally the property benefits from; Full double glazing and gas fired central heating, neutral décor and a single en-bloc garage with up and over door. This well presented property offers a great location for a family and is available now.



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.




1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.

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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Bedrooms: 3
Receptions: 1
Council Tax: Band C
Council Tax: Rate 1659.6
Parking Types: Garage. Off Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (65)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





- Three bedroom semi-detached house.
 - South facing lounge/diner.
 - Modern family bathroom.
- Pleasant landscaped rear garden.
 - Modern fitted kitchen.
- Sought after Penland Wood location.

- Large UPVC conservatory.
- Gas central heating and double glazing.
 - Single en-bloc garage.
 - Quiet cul-de-sac location.
- Close to town centre and amenities.