





PROPERTY DESCRIPTION

An attractive Larkin built 4 bedroom 1930's detached house backing directly onto the Bexhill Down. The property enjoys good sized and mature secluded gardens with views towards St. Stephen's Church. Other notable features include 2 reception rooms, double glazed conservatory, ground floor WC, garage and private driveway. EPC - E

FEATURES

- Large southerly facing gardens
- Backing directly onto Bexhill Down
- 4 Bedrooms
- Garage and driveway
- 2 reception rooms and kitchen/breakfast room
- Large double glazed conservatory
- 1930's character detached house
- Council Tax - E
- Convenient for a variety of schools





ROOM DESCRIPTIONS

Entrance Hall

Wooden front door with leaded light windows leading to entrance porch with quarry tiled floor, further leaded light window, glazed door leading to good-sized entrance hall with radiator, door to coat cupboard.

Ground Floor Cloakroom

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

Living Room

20' x 14' 11" (6.10m x 4.55m) With feature fireplace with two radiators, TV aerial point, large double glazed southerly facing window and smaller window to the front, double glazed sliding patio doors leading to double glazed conservatory.

Conservatory

13' 1" x 12' 8" (3.99m x 3.86m) Double glazed conservatory with power and lights, radiator, having attractive outlook over the private gardens towards St Stephen's Church.

Dining Room

15' 1" x 11' 10" (4.60m x 3.61m) With radiator, serving hatch to kitchen, double glazed bay window with inset double glazed door leading onto the rear garden.

Kitchen/Breakfast Room

14' 6" x 12' 6" (4.42m x 3.81m) Comprising solid oak fronted units with working surfaces over with one and a half bowl single drainer sink unit with mixer taps and cupboards under, further range of cupboards and drawers, range of matching wall mounted cupboards, built-in electric double oven with cupboards above and below, built in four ring ceramic hob with extractor fan over, built-in and concealed dishwasher and fridge, built-in oak dresser, radiator, space for table, double aspect with double glazed windows overlooking the side and rear.

Inner Hallway

Giving access to the side of the property, double glazed door, further door leading to walk in storage cupboard with frosted glass double glazed window.

Utility area

A very Handy space for Storing easily accessible Items e.g Washing machine, Tumble Dryer and Gas Central Heating Boiler, double glazed window.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing, a spacious landing with radiator, large double glazed window, double doors to large airing cupboard, hatch to loft space.

Bedroom 1

20' x 14' 11" (6.10m x 4.55m) A lovely triple aspect room with four double glazed windows in total, bank of fitted wardrobes comprising; four double wardrobes with overhead storage, wash hand basin with storage cupboard below, two radiators, attractive outlook over the Bexhill Down.

Bedroom 2

12' 5" x 10' 11" (3.78m x 3.33m) With wash hand basin, radiator, double glazed window with southerly aspect having an attractive outlook over Bexhill Down.

Bedroom 3

12' 6" x 7' 5" (3.81m x 2.26m) With radiator, large recess with shelving, double glazed window with southerly aspect having an attractive outlook over Bexhill Down.

Bedroom 4

11' 2" x 7' 8" (3.40m x 2.34m) With radiator, door to eaves storage space, double glazed window with southerly aspect having an attractive outlook over Bexhill Down.

Bathroom

With white suite comprising; panelled bath with mixer tap and shower attachment, separate electric shower over, glass shower screen, pedestal wash hand basin, radiator, shaver point, double glazed window.

Separate WC

With frosted glazed double glazed window, low level WC.

Outside

The side garden, being a particular feature of the property and measuring approximately 130' from the conservatory in length, screened by hedging and fencing with mature trees and shrubs, flower and shrub borders, patio area at the foot of the garden. The rear garden is primarily laid to patio, further area of lawned garden, screened by fencing, flower and shrub borders, door to the garage. To the front of the property there is a further area of lawned garden, screened by fencing and hedging, gated access to the driveway with brick paved driveway leading up to a single garage.

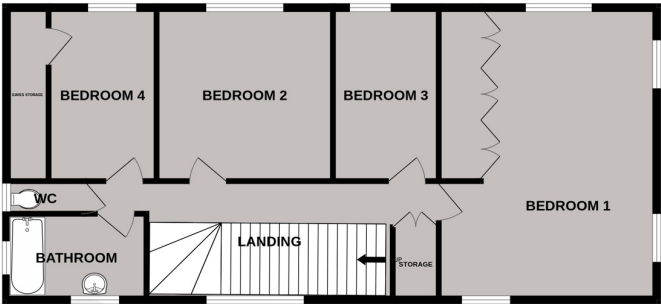
Garage

20' 3" x 10' 7" (6.17m x 3.23m) narrowing to 8'1" With power and light, side window and rear window, door to garden, accessed via wooden double doors to the front.

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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