



71 College Road, BEXHILL-ON-SEA
TN40 1TN



PROPERTY DESCRIPTION

An extended three bedroom semi detached house situated on the popular Penland Wood. Notable features of the property include, garage and private driveway, approx. 77ft rear garden, two separate reception rooms and ground floor cloakroom. EPC Rating - D

FEATURES

- Extended 3 bedroom semi detached house
- 2 Separate reception rooms
- Good sized lawned rear garden
- Ground Floor Wc
- Garage and good sized driveway
- Situated in popular Penland Wood
- Close Ravenside Park
- Council Tax Band - C
- 89 Square Meters





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to front sun room/entrance porch, double glazed windows overlooking the front garden, further glazed door with glazed side screens leading to entrance hall with radiator, under stairs storage cupboard, telephone point.

Ground Floor Cloakroom

With low level WC, wash hand basin, part tiling to walls, frosted glass double glazed window.

Living Room

17' 11" x 10' 11" (5.46m x 3.33m) With two radiators, TV point, double glazed window with attractive outlook over the rear garden, glazed double doors leading to the dining room.

Dining Room

15' 5" x 8' 4" (4.70m x 2.54m) Radiator, built in storage cupboard with shelving, double glazed window with outlook to the front of the property.

Kitchen

10' 8" x 7' 3" (3.25m x 2.21m) with modern fittings comprising cream coloured units with working surfaces over having 1 1/2 bowl single drainer sinking unit with mixer tap and cupboards under, range of matching wall mounted cupboards, part tiling to walls, built in electric oven with 4 ring gas hob and cooker hood over, space for washing machine, slimline dishwasher and fridge freezer, 2 double glazed windows overlooking the rear garden, double glazed door leading onto rear garden.

Landing

Stairs rising from ground floor entrance hall to the first floor landing with hatch to loft space, door to airing cupboard with shelving.



Bedroom 1

11' 5" x 10' 8" (3.48m x 3.25m) Large built in wardrobe, radiator, double glazed window with outlook to the rear of the property.

Bedroom 2

11' 10" x 8' 5" (3.61m x 2.57m) Large built in wardrobe, radiator, double glazed window with outlook to the front of the property.

Bedroom 3

10' 8" x 6' 11" (3.25m x 2.11m) With radiator, double glazed window with outlook to the rear of the property.

Bathroom

With white suite comprising fitted panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, part tiling to walls, chrome ladder radiator, frosted glass double glazed window.

Outside

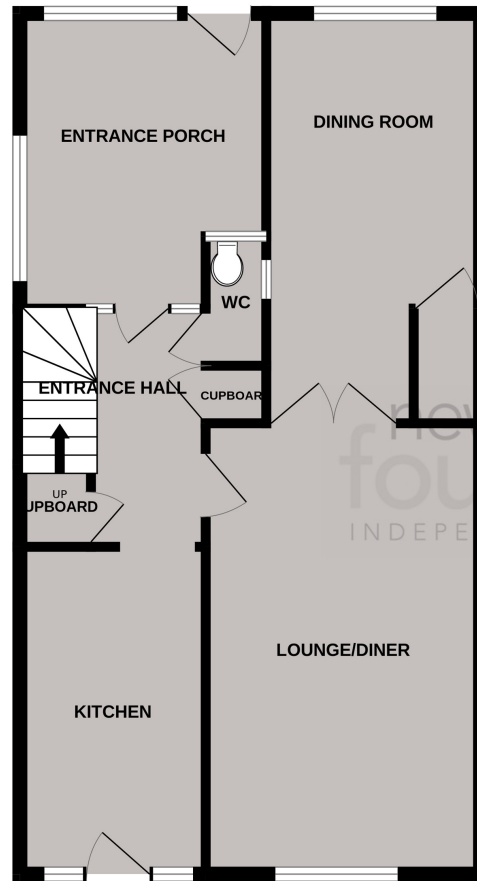
Rear garden measuring approx. 77ft in length with large area of patio having a few steps upto a lawned area of garden with various flower and shrub borders, outside tap, gated side access to the front. To the front of the property there is also a private area of mainly lawned front garden and a brick driveway with space for several cars.

Garage

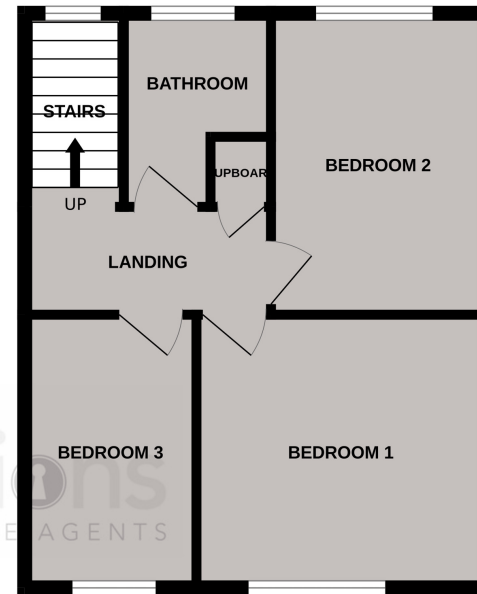
19' 2" x 7' 7" (5.84m x 2.31m) Single garage attached to the side of the property, housing wall mounted gas boiler, light and accessed via personal door to the rear and metal up and over door to the front.

FLOORPLAN

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

