



54 Wrestwood Road, Bexhill-on-Sea, East Sussex, TN40 2LL

* GUIDE PRICE £285,000 - £300,000 * Immaculate Three Bedroom Cottage With Generous Front & Rear Gardens
£285,000 - Freehold

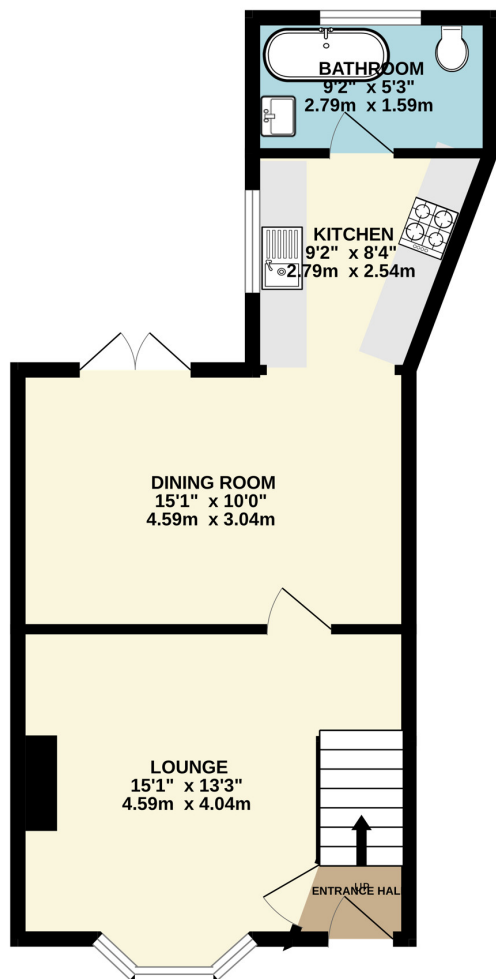




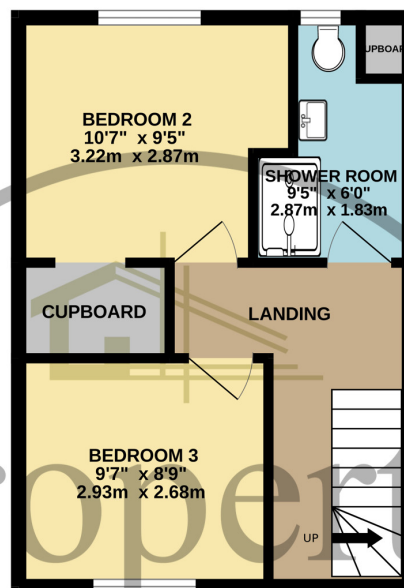
* GUIDE PRICE £285,000 - £300,000 * Property Café are delighted to present to the market this characterful, three bedroom, semi-detached cottage with south-west facing garden and in a popular residential location close to schools & local amenities. Accommodation and benefits include; an entrance lobby leading into a cosy lounge; open plan kitchen/diner with french doors leading onto the garden, the kitchen offering ample cupboard & worktop space in addition to a integrated oven & hob whilst leaving room for freestanding white goods; Ground floor bathroom with roll top bath, wash basin & WC. The 1st & 2nd floors consist of three well proportioned double bedrooms two of which come with additional storage space and a modern fitted shower room comprising of a large walk-in shower cubicle, wash basin & WC. Externally this house boasts a spacious south-west facing rear garden as well as a generous front garden ensuring the property is well set back from the road and gives a secluded and relaxing feel to the home. The cottage is offered for sale in excellent decorative order throughout in neutral colour schemes, double glazed and gas central heated, we recommend you view at your earliest convenience.



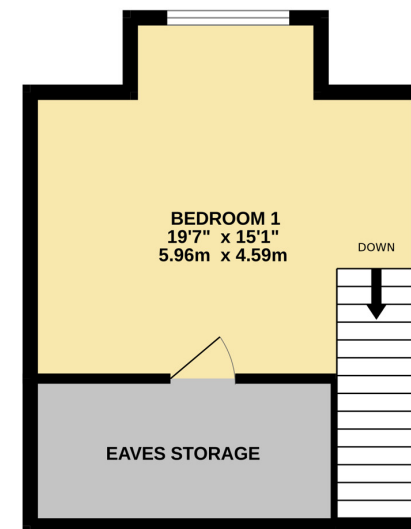
GROUND FLOOR



1ST FLOOR



2ND 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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Bedrooms: 3
Receptions: 2
Council Tax: Band C
Council Tax: Rate 2276.76
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (65)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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 		



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated in a very popular residential area of Bexhill close by to the hospital and positioned only a short walk to Bexhill old town. Bexhill town centre itself offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- * GUIDE PRICE £285,000 - £300,000 *
- Three Bedroom Semi-Detached Cottage For Sale
 - Cosy Lounge
 - Modern Fitted Kitchen/Diner
- Three Well Proportioned Double Bedrooms
- Ground Floor Family Bathroom & 1st Floor Shower Room

- South-West Facing Private Rear Garden
- Immaculately Presented Throughout In Neutral Colour Schemes
- Popular Residential Location Close To Schools & Local Amenities
 - Characterful Features Throughout
 - Viewing Highly Recommended