





## PROPERTY DESCRIPTION

A very well presented and bright three bedroom link-detached house situated in the highly sought after 'Penland Wood' area which is ideally situated within easy reach of Ravenside Retail Park, Bexhill Town Centre & mainline railway station whilst St Richard's School is also nearby. The accommodation comprises; entrance hall, dual aspect lounge/dining room, modern re-fitted kitchen, three bedrooms and a modern family bathroom. Outside there is a block paved driveway with off road parking for multiple vehicles, well kept rear garden and garage with electric roller door and internal access. EPC - C.

## FEATURES

- Three Bedroom Link-Detached House
- Very Well Presented Throughout
- Dual Aspect Lounge/Dining Room
- Modern Kitchen & Bathroom
- Sought After Penland Wood Location
- Close Proximity To Town Centre, Seafront & Ravenside Retail Park
- Garage With Electric Roller Door & Internal Access
- Off Road Parking For Multiple Vehicles
- Well Kept & Low Maintenance Garden
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via composite front door with double glazed patterned inserts, stairs rising to the first floor, radiator, door into the garage.

### Lounge/Diner

21' 7" x 13' 11" max (6.58m x 4.24m max) A spacious dual aspect room with double glazed windows to the front and rear and double doors to the rear with the latter leading to the garden, ceiling coving, two radiators, under-stairs storage cupboard.

### Kitchen

10' 5" x 8' 7" (3.17m x 2.62m) Double glazed window and UPVC door to the rear, ceiling coving, a modern re-fitted kitchen comprising; a range of laminate working surfaces with inset circular sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for; tall fridge/freezer, washing machine and slimline dishwasher, radiator.

### Landing

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

### Bedroom One

11' 11" x 10' 3" (3.63m x 3.12m) Double glazed window to the front with sea glimpses, ceiling coving, radiator, built-in cupboards.

### Bedroom Two

10' 7" x 8' 8" (3.23m x 2.64m) Double glazed window to the rear, ceiling coving, radiator, built-in cupboard.

### Bedroom Three

11' 1" x 7' 2" (3.38m x 2.18m) Double glazed window to the rear, ceiling coving, radiator.

### Bathroom

Double glazed patterned window to the rear, a modern fitted three piece white suite comprising; panelled bath with folding screen and electric shower over, low level WC, pedestal wash hand basin, chrome heated ladder style towel rail.

### Garage

16' 6" x 8' 3" (5.03m x 2.51m) Accessed via electric roller door, overhead storage, lighting.

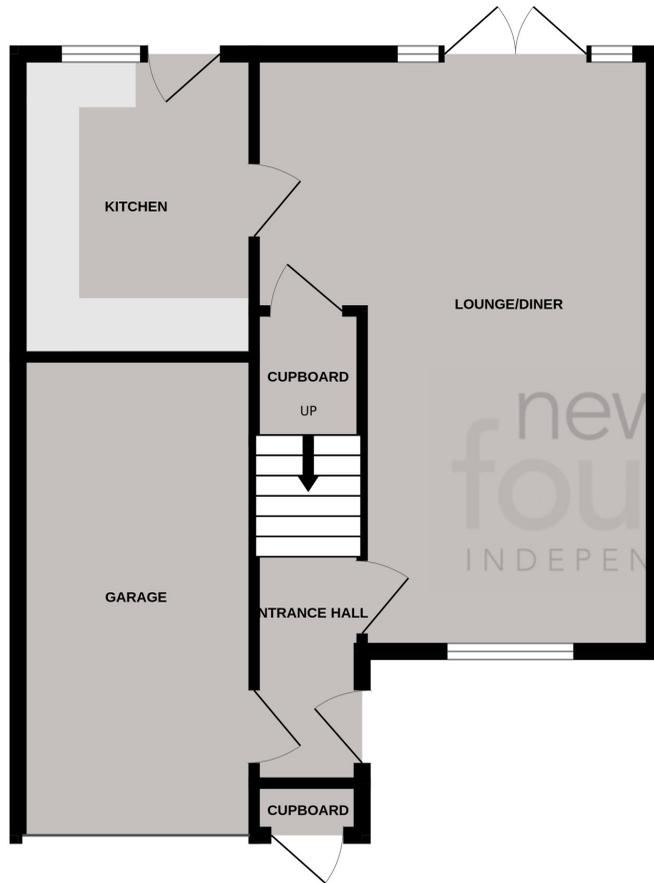
### Outside

The front of the property is laid with block paving providing off road parking for multiple vehicles, gated access to the side.

Adjacent to the rear of the property there is a patio area, water tap, outside power point, two areas of decking, the remainder of the garden is laid to lawn, enclosed with brick wall to one side with side gate and panelled fencing to the other side and rear.

# 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

