



31 Plemont Gardens, Bexhill-on-Sea,  
East Sussex TN39 4HH



## PROPERTY DESCRIPTION

Situated in this sought after West Bexhill close. A well presented 4/5 bedroom detached Chalet enjoying a lovely west facing rear garden with a timber log cabin, other notable features of this particularly spacious property include refitted kitchen with open plan dining area, large living area overlooking the garden, ground floor bathroom with separate shower and additional first floor bathroom serving the two upstairs bedrooms, garage and recently refurbished driveway. CHAIN FREE.

## FEATURES

- Four/Five Bedroom Detached Property
- Sought After West Bexhill Close
- Spacious And Well Presented Accommodation
- Re-Fitted Kitchen With Open Plan Diner
- Good Size West Facing Garden With Log Cabin
- Adaptable Accommodation With Bathrooms And Bedrooms To Both Floors
- Garage And Refurbished Driveway
- 154 Square Meters
- CHAIN FREE
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed front door leading to entrance hall.

With telephone point, built-in storage cupboard, radiator, door to living room.

### Living Room

25' 0" x 12' 5" (7.62m x 3.78m) narrowing to 9'5 A dual aspect room with double glazed windows to the side and rear and bay window to the rear overlooking the garden, two radiators, wooden bi-folding double doors leading to the open plan kitchen/diner.

### Kitchen/Diner

Kitchen Area: Comprising; one and half bowl ceramic sink unit with mixer tap and cupboards and drawers below, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built-in range cooker with extractor hood over, cupboard to either side, built-in and concealed dishwasher, built-in concealed fridge and freezer, contemporary tall radiator, double glazed door giving access to the front of the property with further double glazed window to one side.

Dining Area: Double glazed windows and double doors overlooking the rear garden.

### Ground Floor Bedroom One

14' 6" x 10' 8" (4.42m x 3.25m) A dual aspect room with double glazed windows to the side and front, radiator, TV point, parquet flooring, built-in storage cupboard with shelving.

### Ground Floor Bedroom Two

10' 1" x 8' 3" (3.07m x 2.51m) A dual aspect room with double glazed windows to the front and side, radiator, built-in storage cupboard, parquet flooring.

### Ground Floor Bedroom Three/Study

12' 1" x 6' 5" (3.68m x 1.96m) Double glazed window to the side, parquet flooring, radiator.

### Ground Floor Bathroom

A modern suite comprising; freestanding bath with mixer tap, low-level WC, pedestal wash hand basin unit with mixer tap, large shower tray with shower over and separate hand shower with tiled walls and glass screen, chrome ladder radiator, tiled flooring, spotlights, frosted glass double glazed window.

### First Floor Landing

Stairs rising from ground floor entrance hall, double glazed velux window to the side.

### First Floor Bedroom One

15' 0" x 12' 4" (4.57m x 3.76m) into eaves, double glazed window to the rear overlooking the garden, radiator, TV point.

### First Floor Bedroom Two

14' 11" x 11' 11" (4.55m x 3.63m) into eaves, double glazed window to the front, radiator, TV point.

### Bathroom

Fitted suite comprising; corner bath, low-level WC, wash hand basin with mixer taps, velux window to the side, extractor fan, part tiled walls.

### Garage

16' 3" x 8' 0" (4.95m x 2.44m) Housing wall mounted boiler, accessed via wooden double barn doors, courtesy door to the side, additional storage in the roof.

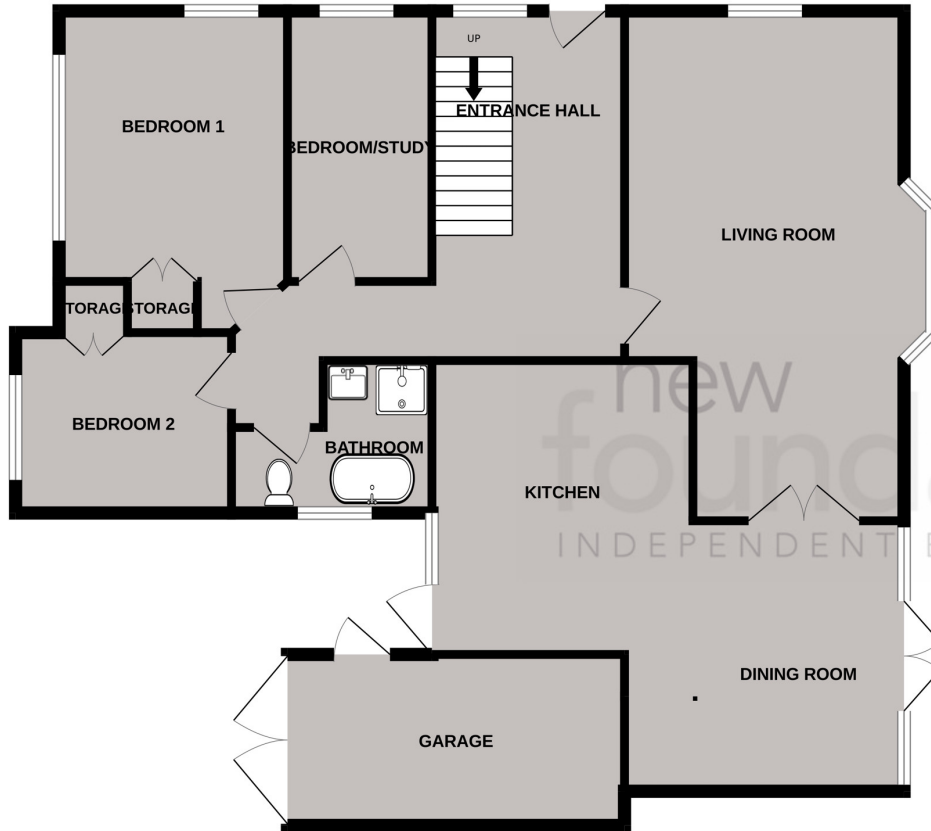
### Outside

85' 0" x 45' 0" (25.91m x 13.72m) The rear garden being a particular feature of the property, mainly laid to lawn with additional vegetable plot areas and screened by fencing, timber shed, additional chicken coop area, ornamental pond, door to large timber summerhouse with power and light ( 15'5 x 11'7), outside security light, side access down one side of property leading to the front.

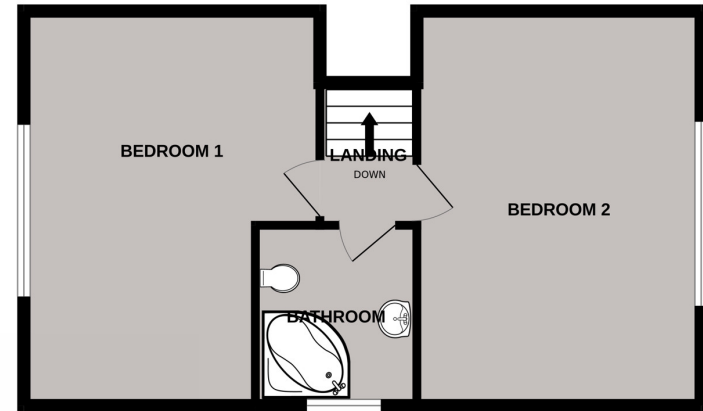
The front of the property is approached by a brick paved driveway giving space for two cars, additional area of front lawn.

# 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>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	81
(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	

